

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CARLINGFORD HOUSE, 4 GOSBROOK ROAD CAVERSHAM, READING, RG4 8BS

£1,550 pcm

Super first floor two bedroom modern apartment situated in the centre of Caversham offering well proportioned accommodation. Includes living/dining room with door to balcony, fitted kitchen, shower room and en-suite bathroom, parking for one car. Unfurnished, available 28th January

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

COMMUNAL ENTRANCE HALL

With staircase to first floor, automatic sensor lighting, front door to

ENTRANCE HALL

White oak flooring with underfloor heating, video entry phone system, walk in cupboard housing gas boiler and air filtration system, air filter

**PROCEDURE**

To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £46,500 per annum.

PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £357.69 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1788.46 (based on the advertised rent)

EPC Rating: C- Council Tax Band: C

Please contact us for further information or visit our website www.farmeranddyer.com

LIVING/DINING ROOM

17'2 (5.23m) x 15'3 (4.65m)

With door to balcony, 3 large south facing windows, white oak flooring with underfloor heating, 3 wall uplighters

**KITCHEN**

8'4 (2.54m) x 6'9 (2.06m)

Ebony High Gloss base units and Alabaster High Gloss eye level units with Bohemian Black 50mm worktops, Black 900mm High Gloss Hood, Black Composite one and a half bowl sink with mixer tap, Bosch electric fan assisted oven, Bosch frameless ceramic induction hob, Integrated washing machine, dishwasher and integrated fridge/freezer, Glass splashback and pelmet lighting, Front aspect window

BEDROOM ONE

14' (4.27m) x 11'6 (3.51m)

Rear aspect window, carpet, underfloor heating, fitted triple width wardrobe, TV point, air filter, door to



EN SUITE BATHROOM

Front aspect window, steel bath with hand shower attachment and bespoke oak bath panel, overhead shower head with separate shower facility and glass deflector, wall mounted enamel sink unit, low level w.c., large feature mirror, ceramic floor tiles, fully tiled walls, ceiling downlighters, underfloor heating

BEDROOM TWO

10'6 (3.2m) x 9'3 (2.82m)

Rear aspect window, carpet, underfloor heating, fitted double wardrobe, TV point, air filter



SHOWER/CLOAKROOM

Fully enclosed double width shower cubicle with overhead shower, wall mounted enamel sink unit, low level w.c., large feature mirror, tiled walls, chrome towel radiator, underfloor heating



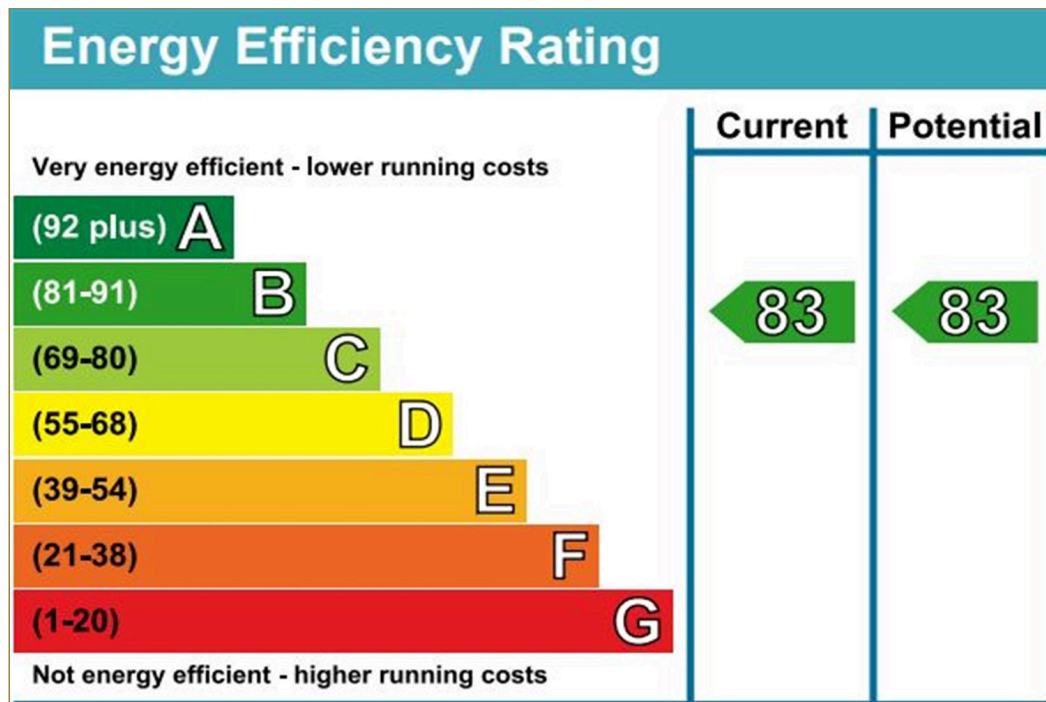
PARKING

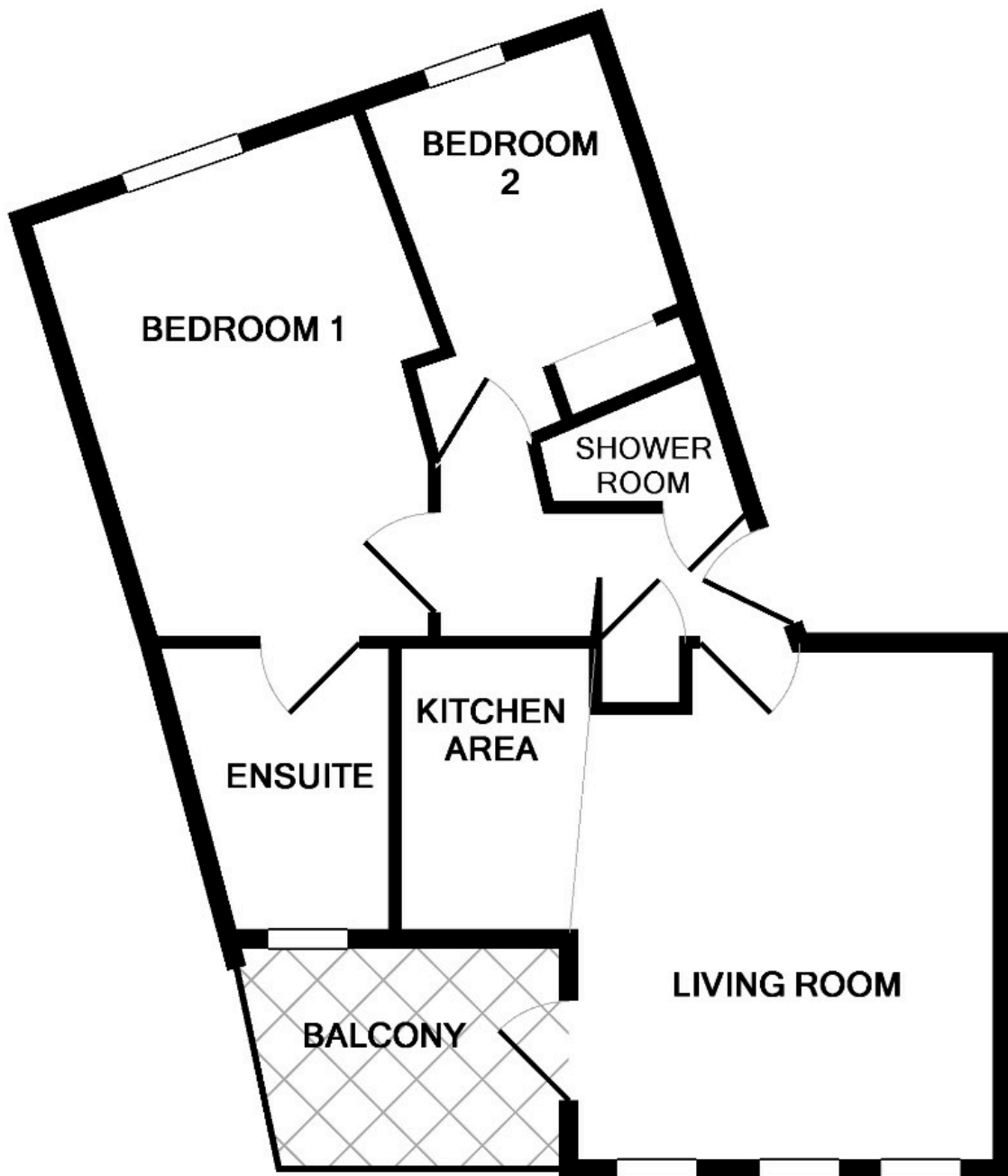
One parking space



COUNCIL TAX

Band C

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

FLOORPLAN

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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