

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



BETA HOUSE, SOUTHCOTE ROAD READING, RG30 2AR

£1,050 pcm

A spacious second floor apartment situated approx. one mile west of Reading town centre & only a 5 minute walk to Reading West station. Benefiting from being redecorated and re-carpeted throughout. Residents parking. Offered to the market unfurnished and available now

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £242.31 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1211.54 (based on the advertised rent)

EPC Rating: C - Council Tax Band: B

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

HALLWAY

Laminate flooring, phone entry system, electric radiator, two storage cupboards and doors leading to

**LIVING ROOM**

16'3 (4.95m) x 9'3 (2.82m)

Front aspect window, carpet and electric radiator

**KITCHEN**

12'2 (3.71m) x 7'1 (2.16m)

Modern kitchen with a range of base and eye level units appliances include electric oven, fridge / freezer, washing machine, extractor fan and front aspect window.

**BEDROOM 1**

10'9 (3.28m) x 8'11 (2.72m)

Carpet, front aspect window and electric radiator

**BATHROOM**

Comprises low level wc, basin, bath with electric shower over, wall mounted fan heater. and front aspect window.

PARKING

Residents Parking - Limited space available and not guaranteed

COUNCIL TAX

Band B

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 £31,500 pcm

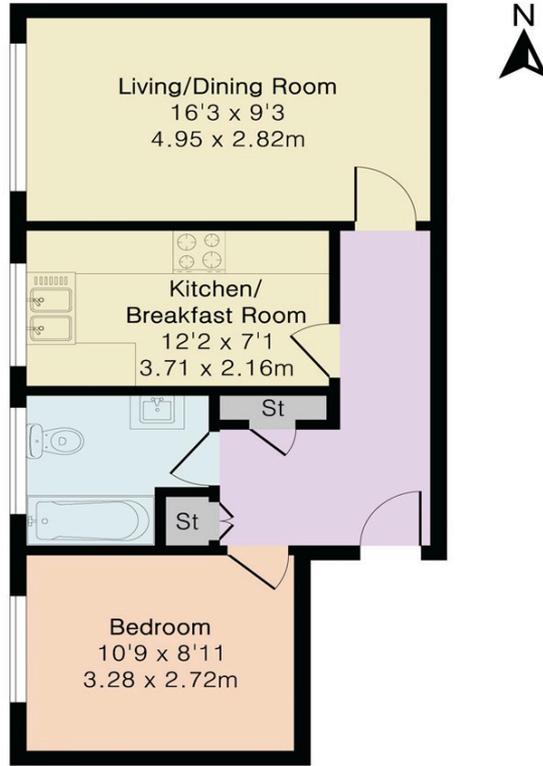
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

To view the full EPC for this property, you can access the national database with the following web address:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

Approximate Gross Internal Area 492 sq ft - 46 sq m



Second Floor