

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**WINCHESTER ROAD,
READING, RG2 0EY**

£1,200 pcm

A refurbished and re-decorated ground floor apartment in this prime position between Reading town centre and the M4 junction 11. Offering living room, double bedroom, enclosed rear garden and on road permit parking.. Part-Furnished and available now.

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

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £276.92 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1384.62 (based on the advertised rent)

EPC Rating: D Council Tax Band: A

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

COMMUNAL ENTRANCE HALL

Communal entrance hall

HALLWAY

With laminate flooring and doors leading to:

LIVING ROOM

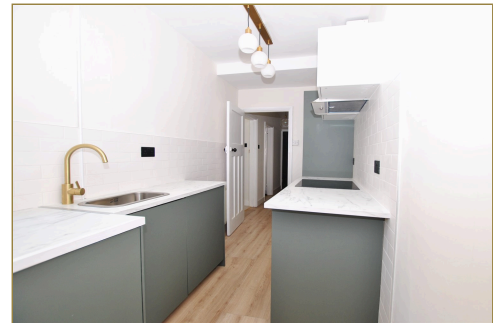
11'10 (3.61m) x 10'10 (3.3m)

Front aspect bay window, radiator and feature fireplace



KITCHEN

New fully fitted kitchen with appliances including fridge / freezer, electric hob, electric oven, extractor and washing machine.



BEDROOM

Radiator, rear aspect window and cupboard housing boiler



Bathroom

Comprises low level wc., basin, bath with electric shower over..

GARDEN

Enclosed rear garden with patio area

PARKING

On road permit parking

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 £36,000 per annum

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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