

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**ASH COURT, BALMORE PARK  
CAVERSHAM, READING, RG4 8PY**

**£1,350 pcm**

A modern & extremely well presented 2nd floor apartment situated in the sought after Balmore Park area. Only a 9 minute walk to Caversham centre. Two double bedrooms off road parking and well maintained communal gardens. kitchen, spacious lounge/diner, two bedrooms & family bathroom.

Unfurnished and available 2nd April.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**NB**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £311.54 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,557.69 (based on the advertised rent)

EPC Rating: D - Council Tax Band: D

Please contact us for further information or visit our website [www.farmeranddyer.com](http://www.farmeranddyer.com)

**LOUNGE / DINER**

17'4 (5.28m) x 12'9 (3.89m)

Spacious lounge diner with ample room for a table & chairs.

Rear aspect double glazed window

**KITCHEN**

12'6 (3.81m) x 6' (1.83m)

Modern white kitchen with a range of eye level & base level units with appliances including electric oven, electric hob, washing machine & fridge

**BEDROOM ONE**

14'10 (4.52m) x 9'3 (2.82m)

Spacious bedroom with rear aspect double glazed window.

**BEDROOM TWO**

12'6 (3.81m) x 7'10 (2.39m)

Good size second bedroom with front aspect double glazed window

**BATHROOM**

Comprising panelled bath with independent shower unit over and glass shower screen, wash hand basin, w.c., tiled walls, strip-light with shaver point, extractor fan

**GARDEN**

Well maintained communal and surrounded by light woodland and backing on to Balmore Park.

**PARKING**

Allocated parking for 1 car plus visitors parking.

**SCHOOL CATCHMENT**

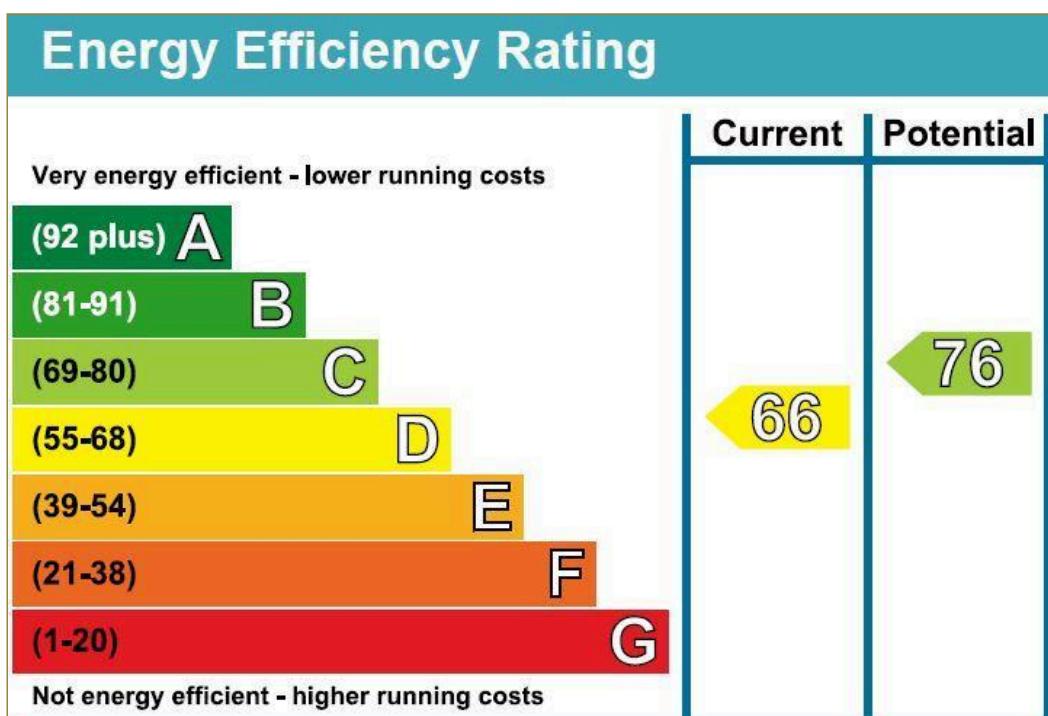
The Hill Primary School & Highdown Secondary School

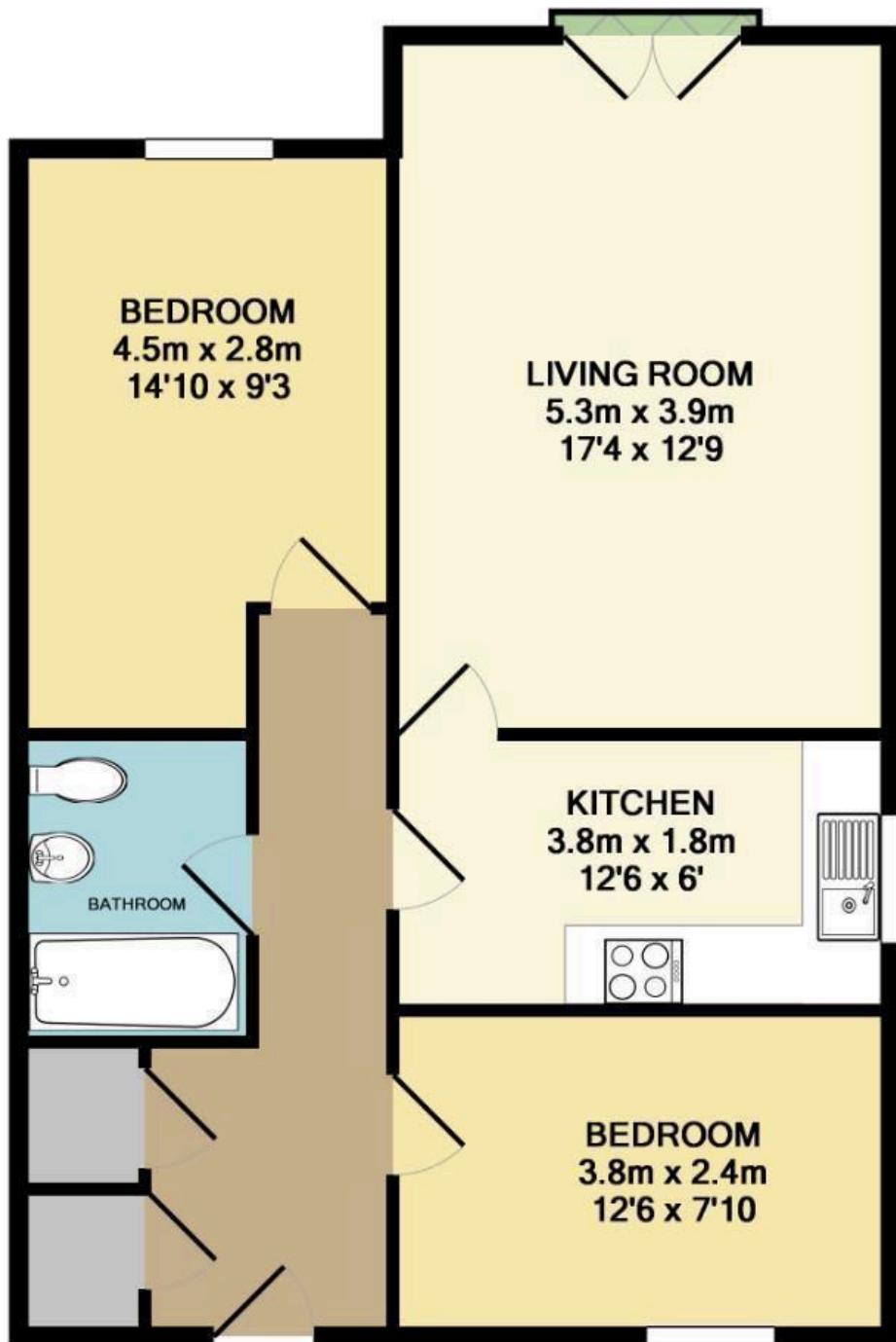
**COUNCIL TAX**

Band D

**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 £40,500 per annum

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

**FLOORPLAN**  
For guidance only

**TOTAL APPROX. FLOOR AREA 62.0 SQ.M. (667 SQ.FT.)**

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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