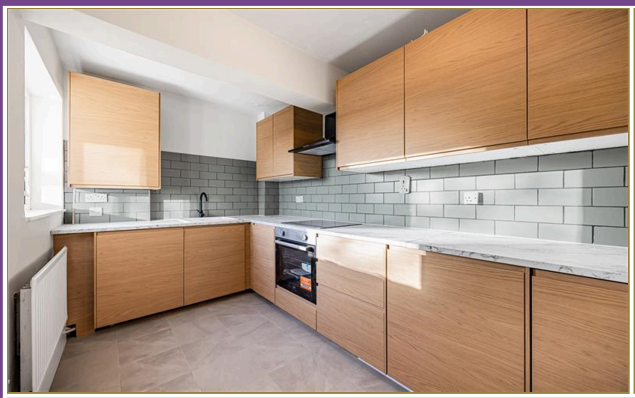
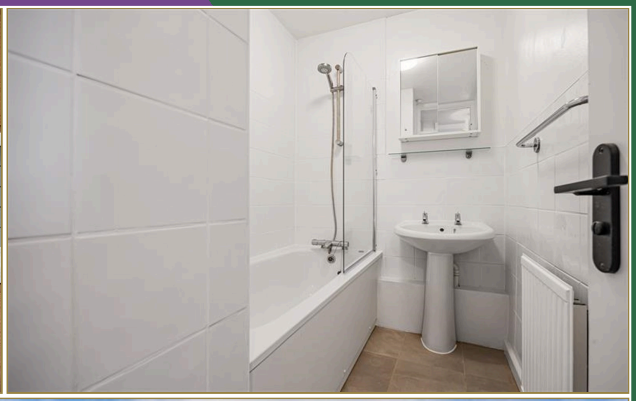
FARMER & DYER

RESIDENTIAL SALES & LETTINGS





CHILTERN DRIVE, CHARVIL
READING, RG10 9QF

£1,300 pcm

A chance to rent a redecorated and re-carpeted first floor apartment ideally situated for Twyford station. Offering two double bedrooms, brand new kitchen and large lounge / diner. Further benefiting from residents car park. Offered to the market unfurnished and available now.

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

PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.
A holding sum of £300.00 based on the advertised rent), is required to reserve this property.
Deposit payable is £1,500 (based on the advertised rent)
EPC Rating: D- Council Tax Band: C
Please contact us for further information or visit our website www.farmeranddyer.com

COMMUNAL ENTRANCE HALL

Fob entry system and stairs leading to the first floor.

ENTRANCE HALL

With laminate flooring, radiator, airing cupboard, large storage cupboard housing washer / dryer and doors leading to

KITCHEN

12'0 (3.66m) x 6'7 (2.01m)
Modern kitchen with a range of base and eye levels units, with appliances including electric hob, electric oven, fridge/freezer and dishwasher. Side aspect window and radiator.

LOUNGE / DINING ROOM

17' (5.18m) x 11'8 (3.56m)
Spacious lounge / diner, brand new carpets, rear aspect window and radiator.

BEDROOM 1

12'6 (3.81m) x 9'10 (3m)
Double bedroom, brand new carpets, built in cupboards, radiator and front aspect window

BEDROOM TWO
11'1 (3.38m) x 7'3 (2.21m)
Double bedroom, brand new carpets, built in cupboards, radiator and front aspect window

BATHROOM
Comprises basin and bath with shower over

CLOAKROOM
Low level wc

PARKING
Residents car park

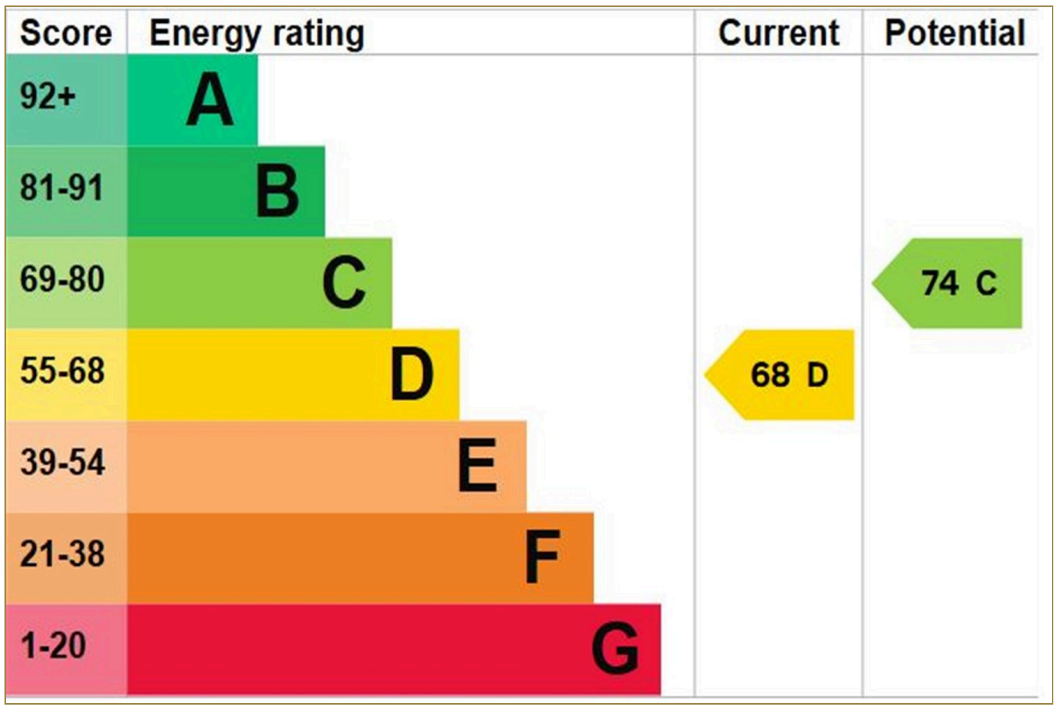
PROCEDURE
To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £39,000 per annum

SCHOOL CATCHMENT
Waingels
The Piggott School

COUNCIL TAX
Band C

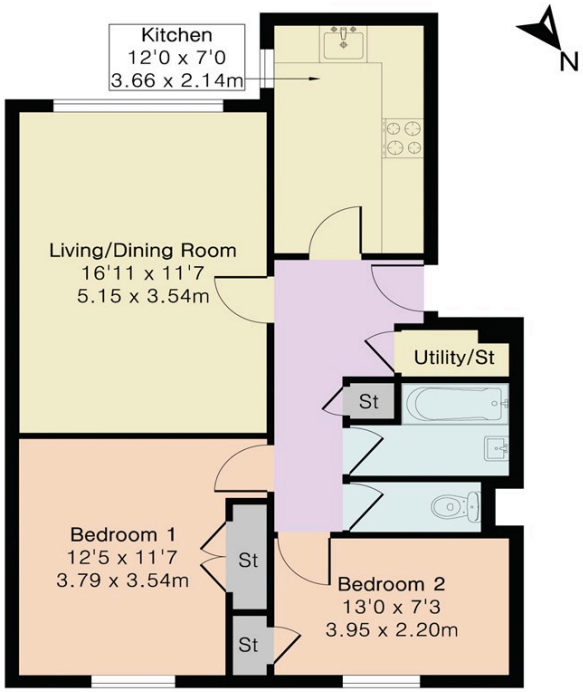
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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



FLOORPLAN

Approximate Gross Internal Area 663 sq ft - 62 sq m



First Floor Flat