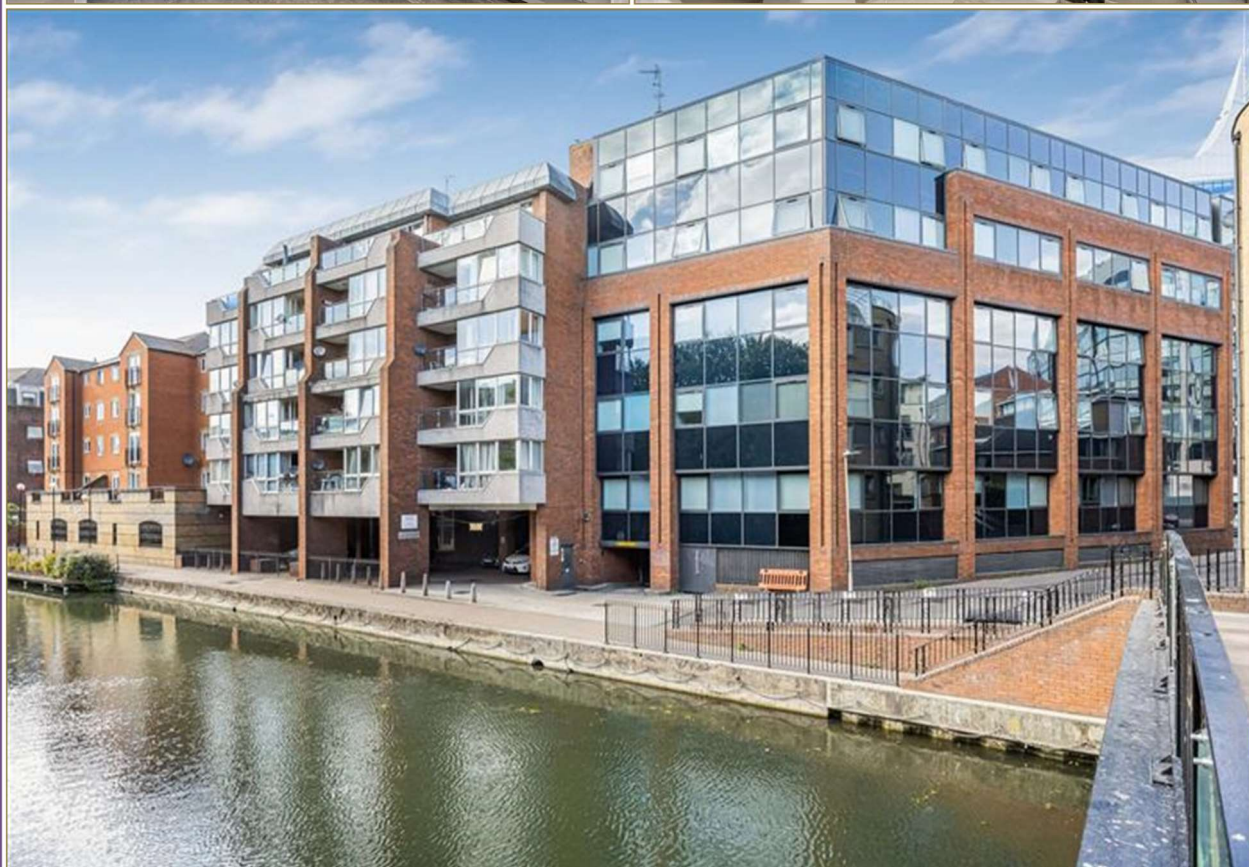


FARMER & DYER

RESIDENTIAL SALES & LETTINGS



KINGS REACH COURT READING, RG1 3AY

£1,450 pcm

Offered to the market this stunning one bedroom apartment overlooking the River Kennet. Situated in the heart of Reading town centre and a short walk to Reading mainline station. The property boasts, modern kitchen, lounge / diner, modern shower room and double bedroom. Further benefiting from balcony and allocated parking for 1 car. Furnished 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 £334.62 based on the advertised rent), is required to reserve this property.

Deposit payable is £1,673.08 (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

COMMUNAL ENTRANCE HALL

Communal entrance hall with lift and stairs to;

**ENTRANCE HALL**

Built in storage cupboard, laminate flooring and doors to;

KITCHEN

9'2 (2.79m) x 9' (2.74m)

Modern kitchen with a range of base and eye level units, appliances include gas hob, electric oven, fridge / freezer, dishwasher. Cupboard housing gas boiler and washing machine.

**LIVING/DINING ROOM**

25'7 (7.8m) x 10'5 (3.18m)

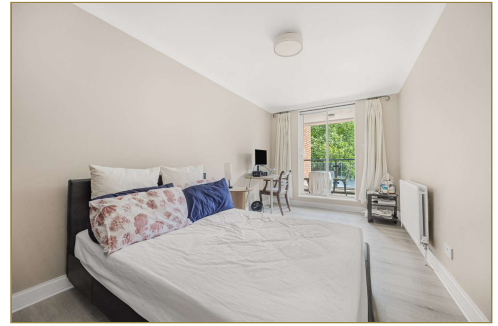
Laminate flooring, radiator, large aspect bay window and door to balcony.



BEDROOM 1

16'2 (4.93m) x 8' (2.44m)

Carpet, radiator, rear aspect window and door to balcony



BATHROOM

Comprises low level wc, basin, walk in shower cubicle and window.

BALCONY

5'4 (1.63m) x 8'0 (2.44m)

With views over the River Kennet



COUNCIL TAX

Band C

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 £43,500 per annum

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	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN