

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CARLINGFORD HOUSE, 4 GOSBROOK ROAD CAVERSHAM, READING, RG4 8BS

£1,100 pcm

Superb CENTRAL CAVERSHAM location AND only a 12 minute walk to Reading mainline station.
Offering open plan living, OAK FLOORING, underfloor heating. Unfurnished and available 6th November.

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 £253.85 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,269.23 (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

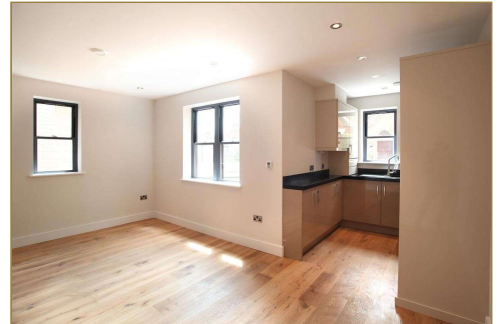
ENTRANCE HALL

Personal front door

LIVING ROOM

16'2 (4.93m) x 10'3 (3.12m)

White oak flooring, double glazed window, underfloor heating



KITCHEN

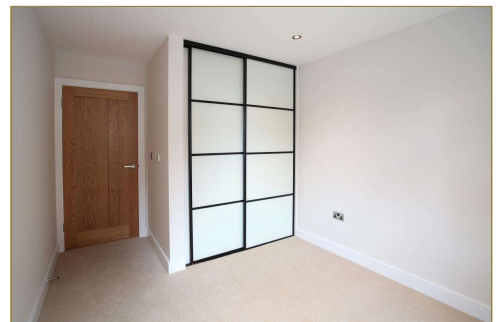
7'5 (2.26m) x 6'3 (1.91m)

Fitted kitchen with Bosch electric oven, Bosch ceramic induction hob, integrated washer/dryer and fridge/freezer

BEDROOM

12'9 (3.89m) x 9'1 (2.77m)

Fitted double wardrobe



BATHROOM

Steel bath with hand shower attachment, overhead independent shower unit, wall mounted enamel sink unit, low level w.c., fully tiled walls and flooring

DOUBLE GLAZING

The property has double glazed windows

CENTRAL HEATING

Underfloor heating throughout with individual thermostatically controlled zones

COUNCIL TAX

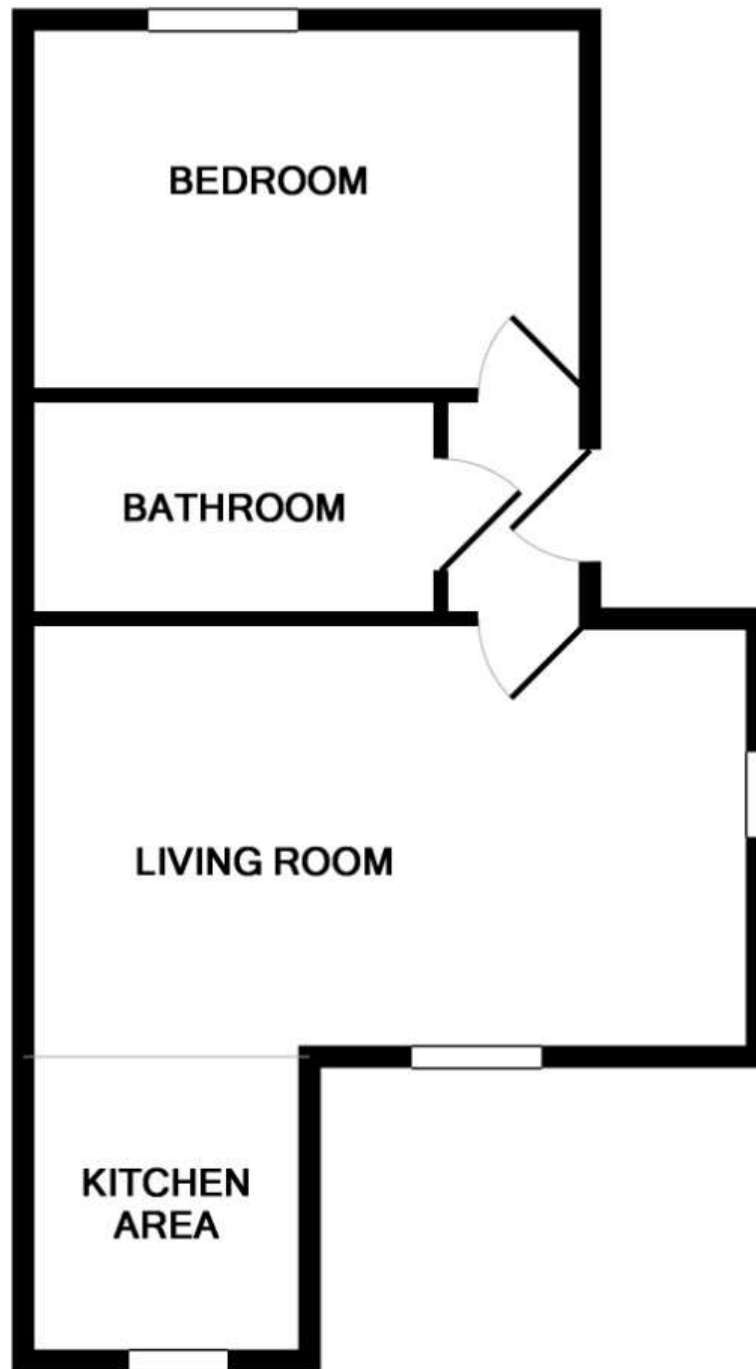
Band B

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 £33,000 per annum.

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	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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