

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**27-29 CHURCH ROAD, CAVERSHAM
READING, RG4 7AG**

£1,150 pcm

A delightful one bedroom first floor converted apartment with PARKING conveniently situated in the centre of Caversham COMMUNAL GARDEN Unfurnished, available 26th October.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £265.38(based on the advertised rent), is required to reserve this property.

Deposit payable is £1,326.92 (based on the advertised rent)

EPC Rating: B- Council Tax Band: A

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

COMMUNAL ENTRANCE HALL

Telephone entry phone system, staircase to first floor, personal front door through to

RECEPTION HALL

Entry phone, door to

LIVING/DINING ROOM

15'10 (4.83m) x 11'10 (3.61m)

Dual aspect double glazed windows, 2 radiators, built-in storage cupboard, through to

**KITCHEN**

8'1 (2.46m) x 7'7 (2.31m)

Well fitted comprising single drainer stainless steel sink unit, range of both floorstanding and wall mounted eye level units, inset 4-ring electric hob with extractor hood above, and oven below, washing machine, wall mounted gas boiler, integrated fridge/freezer

DOUBLE BEDROOM

10'3 (3.12m) x 9'5 (2.87m)

Front aspect double glazed window, fitted double width wardrobe with floor to ceiling mirror fronted doors

**BATHROOM**

Comprising panelled bath with independent shower unit over and shower screen, pedestal wash hand basin, low level w.c., tiled surrounds, radiator, extractor fan, freestanding shelving unit



COMMUNAL GARDEN

Well maintained communal gardens

**PARKING**

One allocated parking space (space immediately next to the garage)

COUNCIL TAX

Band A

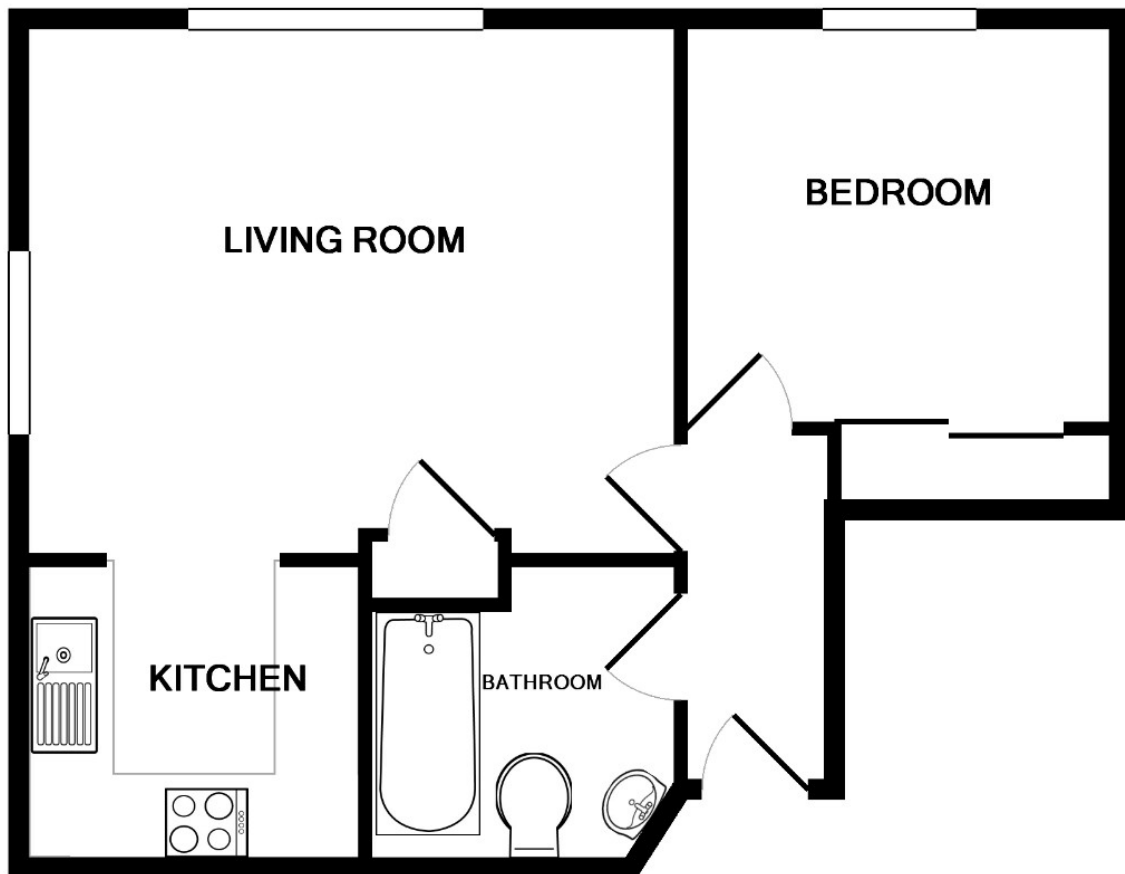
PROCEDURE

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 £34,500 per annum.

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
		84	84

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	
		83	83

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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