



**West Fryerne, Available, £1,300 Per Calendar Month, Unfurnished**

**sansome & george**  
Residential Sales & Lettings

A generously sized, well-presented ground floor apartment offering two bedrooms, situated within a highly sought-after purpose-built development just off the popular Tilehurst Road and Parkside Road. Conveniently located approximately 1.4 miles west of Reading Town Centre, the property benefits from excellent transport links including West Reading train station, regular bus services, Prospect Park, and a variety of local amenities—all within a 10-minute walk. Junction 12 of the M4 motorway is also easily accessible via the A4 Bath Road, making this an ideal home for commuters.

The apartment is approached via steps leading down to a private patio area. The front door opens into a welcoming entrance hall, which leads to a large living room, perfect for relaxing and entertaining. The kitchen, located off the living room, offers generous space for meal preparation. An inner hallway provides access to two comfortable bedrooms, both served by a modern three-piece bathroom with a shower over the bath.

Externally, residents benefit from well-maintained communal grounds and a car park offering unallocated parking.

(Disclaimer: Photos taken prior to commencement of tenancy.)

Property details:

Energy Performance Rating: C - The full results of the energy performance assessment can be supplied upon request.

Local Authority: Reading Borough Council

Council Tax: - Band C

Tenancy: An Assured Shorthold tenancy is available for a minimum period of 6 months.

Possession: Available 13th September (subject to the usual formalities).

Rent: £1300 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1500. The deposit will be paid to the agent who is a member of the deposit protection service (DPS), who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.

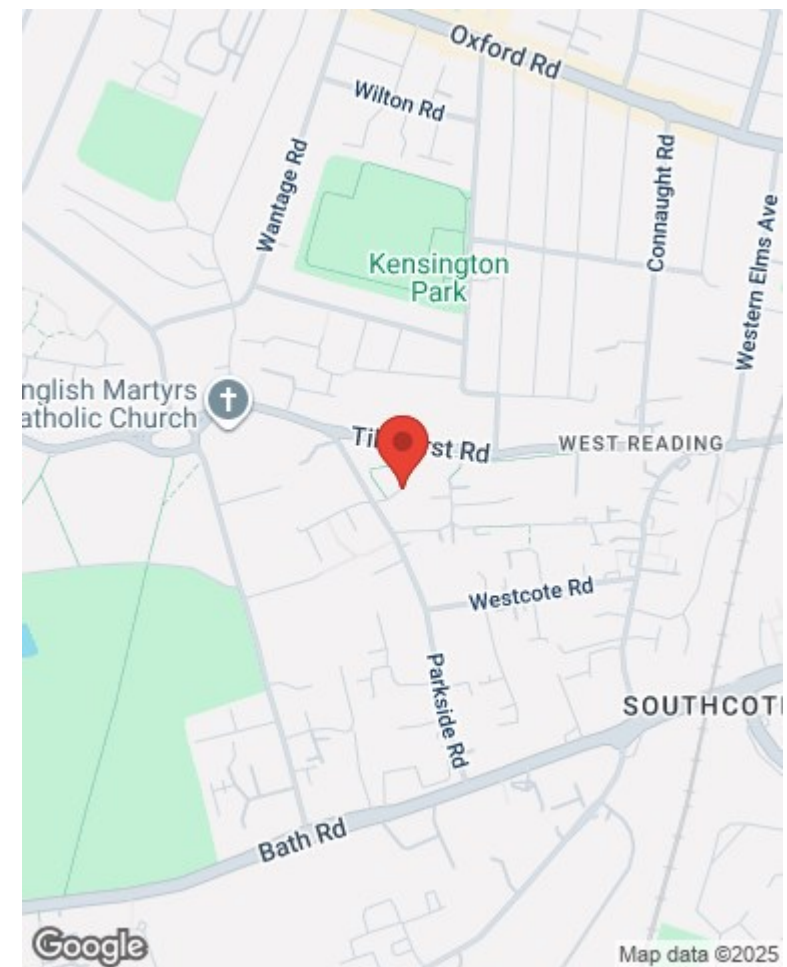


## Ground Floor

Approx. 55.9 sq. metres (601.2 sq. feet)



Total area: approx. 55.9 sq. metres (601.2 sq. feet)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) 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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

### Misrepresentation and Misdescriptions Acts

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