



sansome & george

Grovelands Road, Available, £1,000 Per Calendar Month, Unfurnished

sansome & george
Residential Sales & Lettings

A brand new, purpose built ground floor contemporary studio apartment, situated to the west of Reading town centre. This modern home offers excellent access to local transport links, including regular bus routes, Junction 12 of the M4, and both Tilehurst and West Reading train stations. It is also within walking distance of a 24-hour Tesco Superstore.

Accessed via a communal entrance hall with a secure telephone entry system and lift, the internal accommodation comprises a welcoming entrance with build-in storage housing the washer/dryer and air source heat pump, a larger than average open plan living space with divider wall creating a bedroom area, a newly fitted contemporary kitchen with integrated appliances (including an electric oven and hob, and fridge with ice box) and newly fitted shower room with a double length shower cubicle, W.C and wash hand basin. Externally, the property benefits from a private terrace garden which leads onto the communal grounds and a private garage located to the side of the building and communal bike storage.

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: - TBC - new build

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

Possession: Available immediately (subject to the usual formalities).

Rent: £1000 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1153.84. 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.

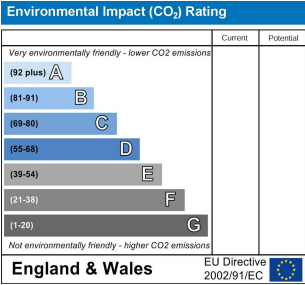
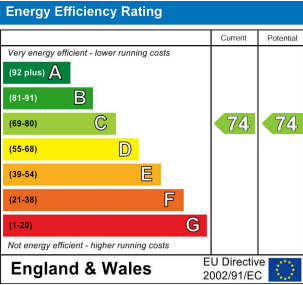
Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire RG30 4RN
0118 939 1999 - lettings@sansome-george.com

sansome  george
Residential Sales & Lettings