



sansome  george

Connaught Road, Available, £1,100 Per Calendar Month, Unfurnished

sansome  george  
Residential Sales & Lettings



A well-presented one bedroom ground floor apartment with private garden, located on a sought-after residential road approximately 1.25 miles west of Reading Town Centre. The property is ideally positioned within a ten-minute level walk of Reading West train station and is close to a wide range of amenities including 24-hour bus services, Battle Library, Kensington Recreation Ground, gyms, shops and a 24-hour Tesco Extra supermarket.

The accommodation comprises a communal entrance hall, a 13' box bay fronted bedroom room, an 11' rear aspect living room with UPVC door leading to the private garden, a 9' fitted kitchen with storage cupboards and work surfaces leading to a three piece shower room. Additional benefits include gas central heating and UPVC double glazing. Outside, the property enjoys a fully enclosed private rear garden, mainly laid to lawn with a patio area, providing a pleasant outdoor space. Parking is available subject to Reading Borough Council's Residents Parking Scheme.

#### 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 A.

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

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

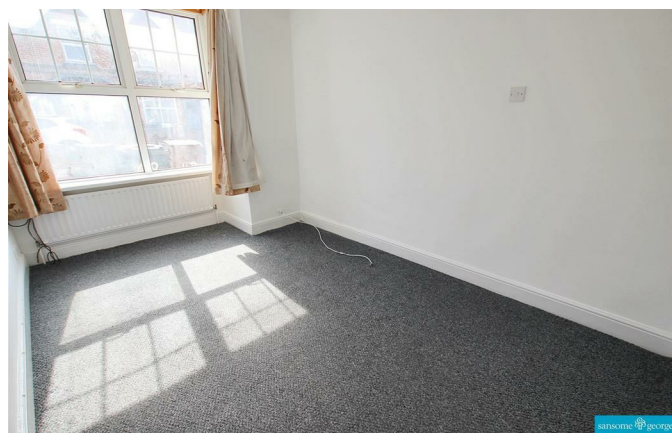
Rent: £1100 per calendar month paid in advance by Bankers Standing Order.

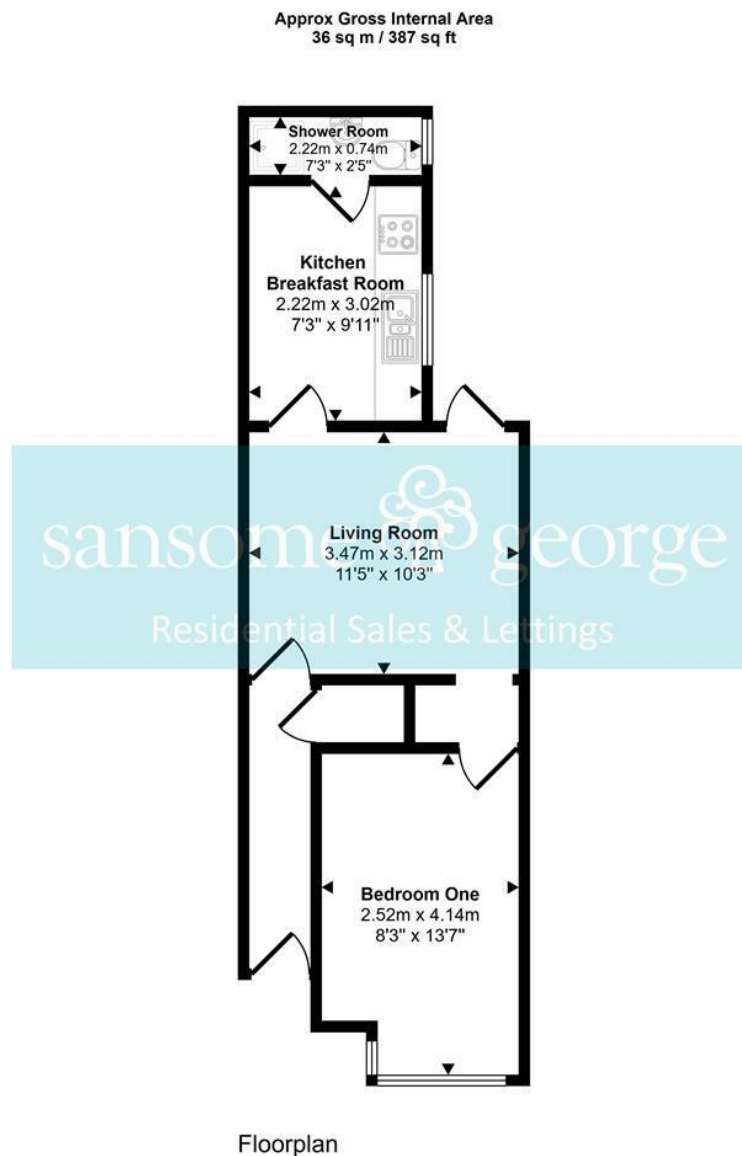
Deposit: £1269.23. The deposit will be paid to the agent who is a member of the deposit protection service (DPS), who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

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.

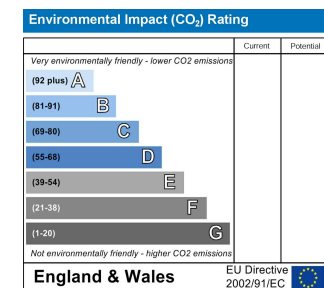
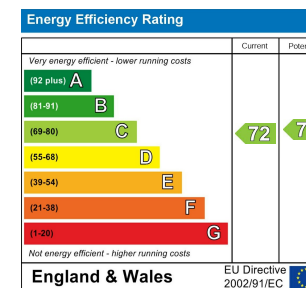
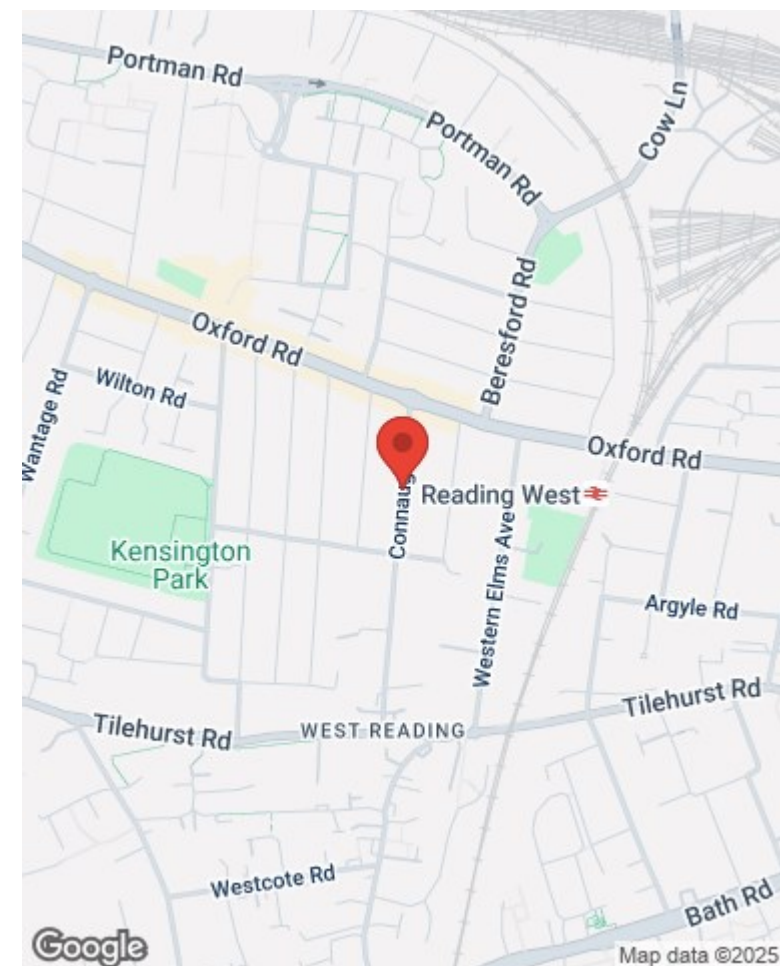
Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

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





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](mailto:lettings@sansome-george.com)

sansome  george  
Residential Sales & Lettings