



sansome  george

Caversham Road, Available, £1,100 Per Calendar Month, Furnished

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Residential Sales & Lettings

A modern, well presented 2nd Floor (top floor) apartment ideally located in the heart of Reading town centre, within 5 minutes walk of Reading train station and 24 hour gym as well as a wealth of shops, restaurants, bars and leisure pursuits that a thriving town has to offer. This property is offered on a furnished basis.

Accessed from the rear via an external staircase to internal communal entrance, the apartment front door opens to an hall offerings doors to all rooms including a cosy living room, double bedroom, modern kitchen with fridge/freezer, washer/dryer, electric oven and gas hob and a three piece bathroom comprising of bath with shower over, WC and wash hand basin set into vanity unit. Externally there is parking located at the rear - permit must be displayed at all times.

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 B

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

Possession: Available 25th October (subject to the usual formalities).

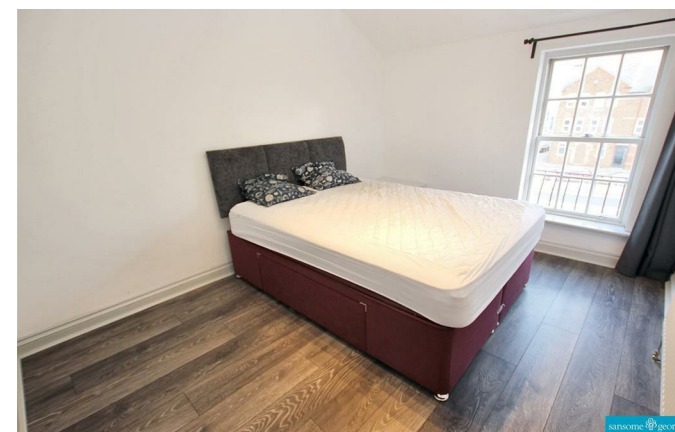
Rent: £1100 per calendar month paid in advance by Bankers Standing Order.

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



Second Floor

Approx. 30.9 sq. metres (332.6 sq. feet)



Total area: approx. 30.9 sq. metres (332.6 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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