



Kenilworth Avenue, Available, £2,200 Per Calendar Month, Unfurnished

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Residential Sales & Lettings

This three bedroom semi detached house is situated on a very well regarded, residential private road under two miles west of Reading town centre. A wealth of easily accessible amenities nearby include local shops, supermarkets, reputable primary and secondary schools. Prospect park and regular buses to both Reading West and Reading mainline train stations, open countryside with the Holybrook and the river Kennet, as well as the M4 Motorway (both J11 or J12) being a short commute by car.

Approached via driveway with ample parking, the front door opens to the entrance hall where stairs rise to the first floor. A front aspect living room, rear aspect dining room with UPVC double doors leading to rear garden, dual aspect kitchen fitted 4 ring gas hob and electric oven and the added advantage of a UPVC side door leading to rear garden. On the first floor, the landing, gives access to three good sized bedrooms serviced by a bathroom with wash hand basin and shower over bath plus a separate W.C. Externally, the property offers a fully enclosed rear garden mainly laid to lawn with a decked area plus driveway parking to the front.

Property Details :-

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

Local Authority: Reading - Band E

Tenancy: An Assured Shorthold Tenancy is available for a minimum period of 12 months subject to a 6 month break clause

Possession: Available immediately (subject to the usual formalities)

Rent: £2200 per calendar month paid in advance by Bankers Standing Order

Deposit: £2538.46. 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 will be responsible for all outgoing including Council Tax, water, gas (where relevant), electricity, telephone, broadband and TV

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



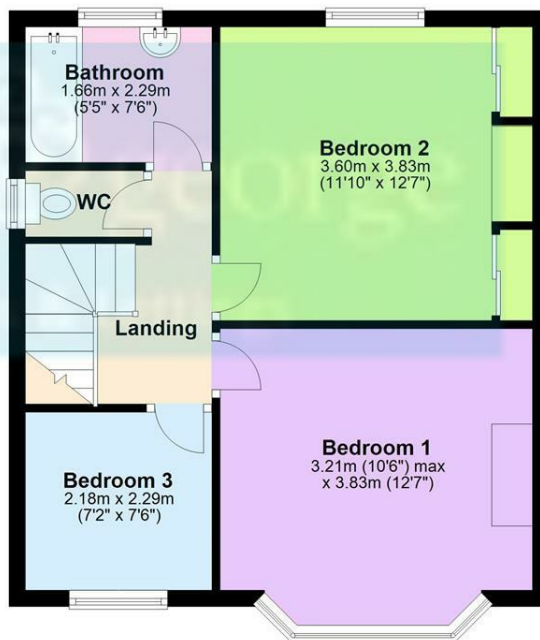
Ground Floor

Approx. 47.8 sq. metres (514.6 sq. feet)

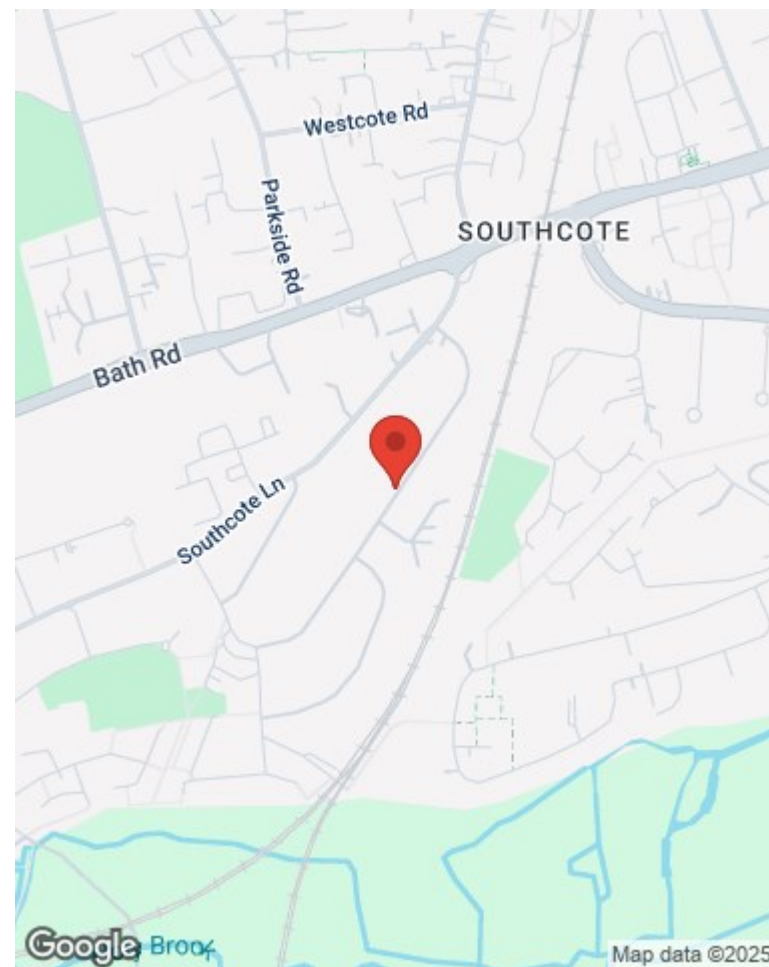


First Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



Total area: approx. 91.2 sq. metres (981.7 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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