



sansome & george

**Wyre Court, Available, £875 Per Calendar Month, Unfurnished**

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Residential Sales & Lettings



A well presented studio apartment, located in a sought after position in the Westwood Fields development on the Tilehurst / Purley borders. Bus routes to town and Tilehurst are nearby with access to a Tesco local store and walking distance to Tilehurst mainline station with services to London Paddington and Oxford.

Accommodation comprises of communal entrance hall with stairs rising to the first floor, private entrance hall with doors to the bathroom with shower over bath and the 14' living area with large windows offering views over parkland and doorway leading to the fitted kitchen with appliances.

The property is offered unfurnished, available immediately subject to the usual formalities.

(Disclaimer - Photos taken prior to commencement of tenancy)

Property details:

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

Local Authority: West Berkshire

Council Tax: - Band A

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

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

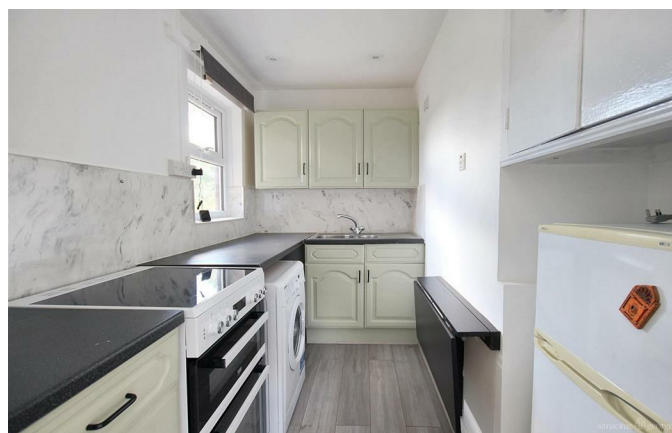
Rent: £875 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1009.61. 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.



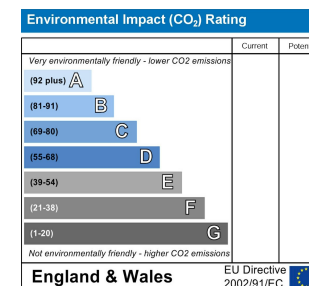
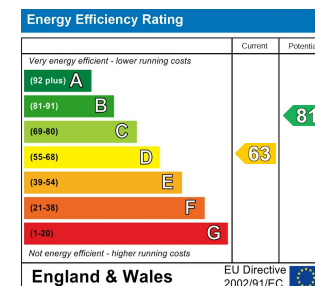
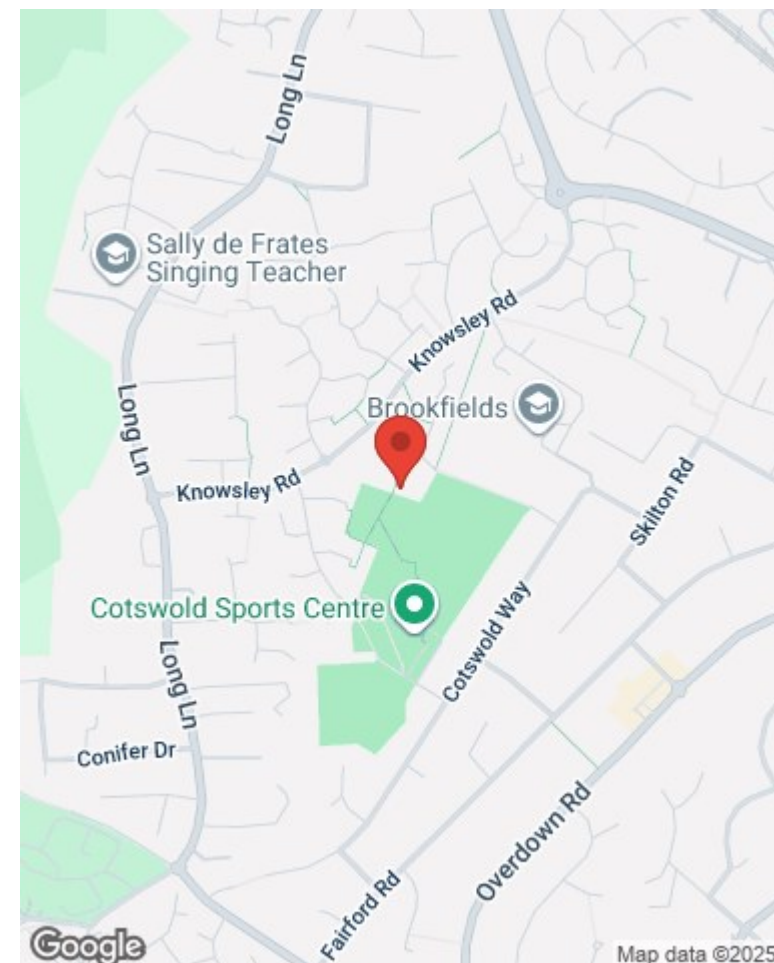
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Approx Gross Internal Area  
26 sq m / 277 sq ft



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

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