



St Andrews House, Available, £1,000 PCM, Furnished

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A charming one double bedroom ground floor apartment, forming part of a Grade II listed building conveniently located to the west of Reading town centre. The property enjoys a prime position just a short, level walk from a wide range of amenities, including Reading West train station, regular bus routes, Kensington Recreation Ground, and Prospect Park, as well as numerous gyms, cafés, supermarkets, shops, and restaurants.

Accessed via secure gated entry into a private residents' car park, the building opens into a spacious communal hallway leading to the apartment's private front door. Inside, a welcoming entrance hall provides space for coats and shoes, with doors leading to a modern three-piece shower room and a bright living room featuring a floor-to-ceiling window and a contemporary kitchenette. A well-proportioned double bedroom is located off the living area. Externally there is an allocated parking space.

(Disclaimer - Photos taken prior to commencement of tenancy)

Property details:

Energy Performance Rating: E - 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 19th December (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 outgoings including, council tax, water, gas, electricity telephone and TV.

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

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.

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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.



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			

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

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