



Connaught Road, Available, £1,450 PCM, Unfurnished

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Residential Sales & Lettings

This well presented, two bedroom, two bathroom, mid-terrace home is ideally situated to the west of Reading town centre, offering excellent access to local amenities and transport links. Within easy walking distance, you'll find regular bus services, Reading West train station (with direct routes to Reading, Paddington, Newbury, and Basingstoke) and a wide selection of shops, supermarkets, cafés, pubs, and restaurants. Reading town centre and the mainline train station are conveniently located under 1.5 miles away – a pleasant, level walk.

The property is approached via a small walled front garden with the front door opening into the living room with feature fireplace, leading to a large dining room with door to the kitchen, inner lobby with door to the rear garden and downstairs bathroom with three piece suite. Upstairs boasts two well proportioned double bedrooms, with bedroom one benefiting from a dressing room and en-suite shower room. Externally is a well maintained enclosed rear garden and to the front, Subject to Reading Borough Councils Residents Parking Scheme you may be able to apply for permit parking.

Property details:

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

Local Authority: Reading Borough Council

Council Tax: - Band C

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

Possession: Available 14th January (subject to the usual formalities).

Rent: £1450 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1673.07. 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.

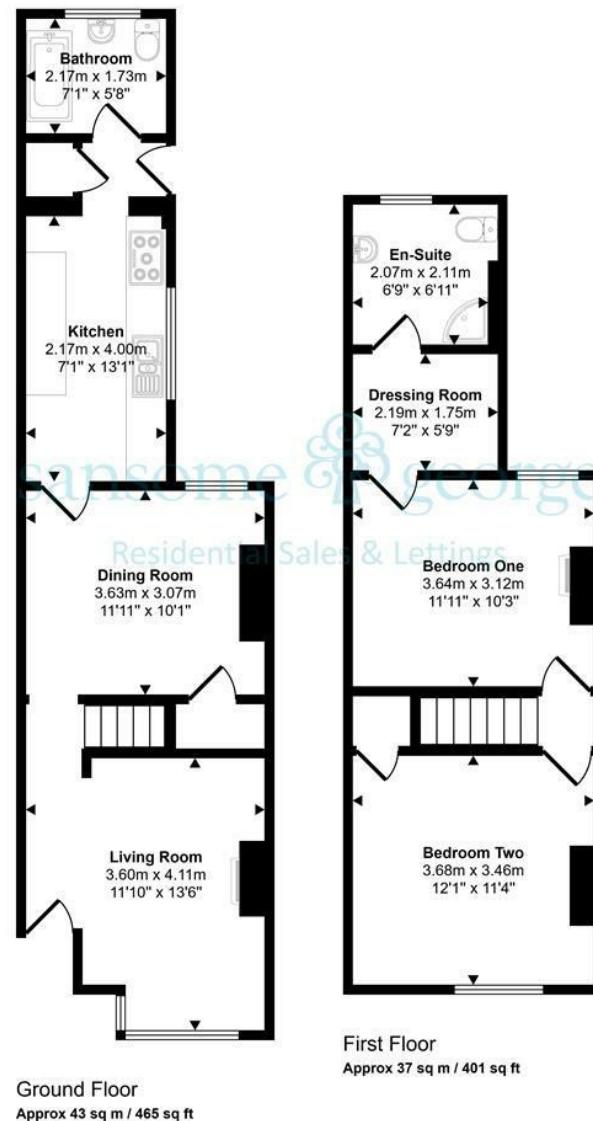
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

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

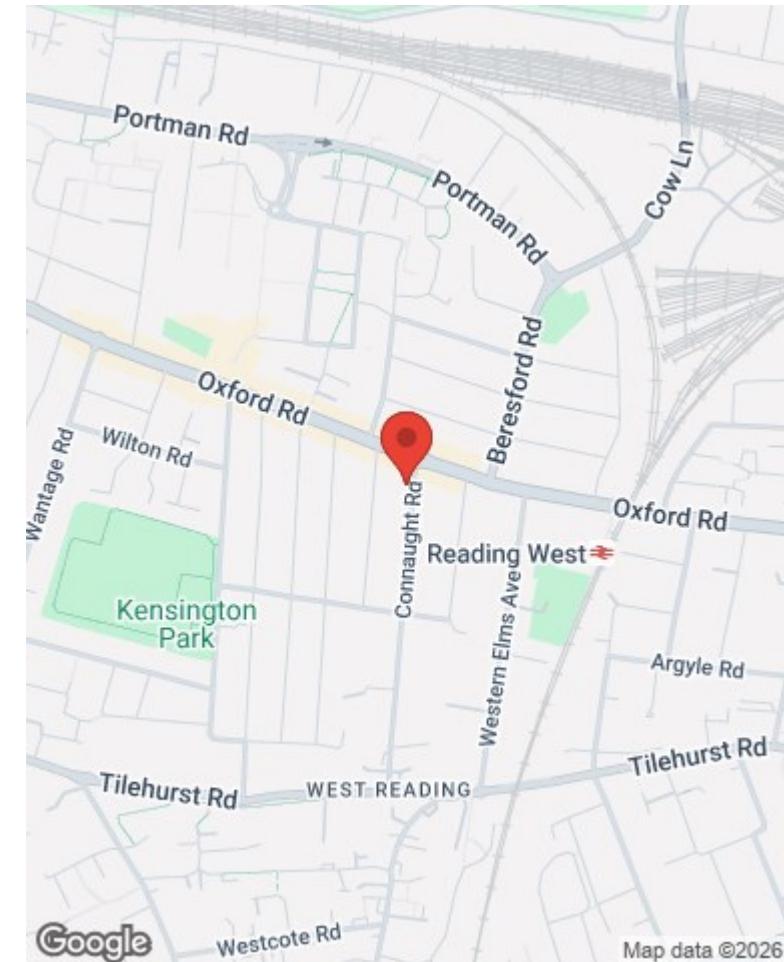
Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.



Approx Gross Internal Area
80 sq m / 865 sq ft



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		

Misrepresentation and Misdescriptions Acts

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