



**Tylers Place, Available, £1,100 Per Calendar Month, Unfurnished**

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Residential Sales & Lettings



A well presented, purpose built ground floor maisonette, ideally located at the entrance to the popular Potteries development in Tilehurst. The property offers excellent transport links, including regular bus routes, easy access to Junction 12 of the M4, and Tilehurst Train Station, all while being within walking distance of local amenities.

The accommodation comprises of a welcoming entrance hall leading to a bright living room featuring French doors opening onto a private enclosed rear garden. The modern open-plan kitchen comes with integrated appliances such as oven, washing machine and below counter fridge and freezer. There is a double bedroom with fitted storage and a front-facing window, along with a modern bathroom fitted with a three-piece suite, including a bath with shower over.

Externally, the property benefits from a private walled garden with a summer house. To the front, there is an allocated residents' parking space.

(Disclaimer - Photos taken prior to commencement of tenancy)

#### Property Details :-

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

Local Authority: Reading Borough Council - Band B

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

Possession: Available from 24th March (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 deposit equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

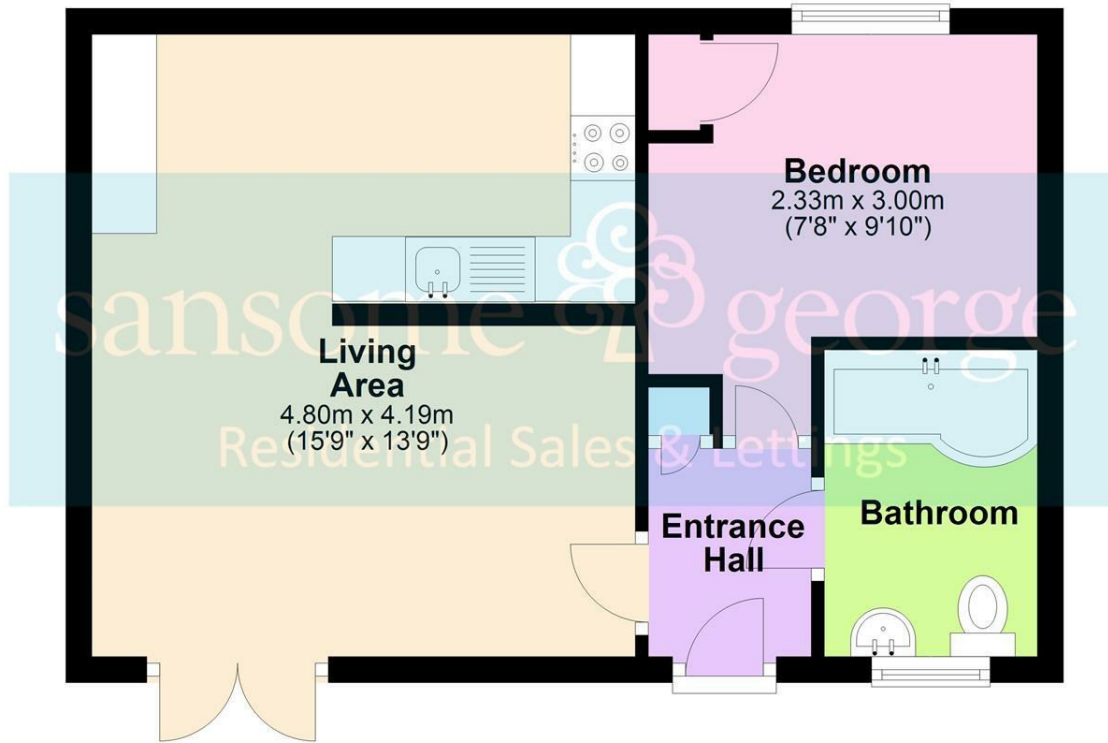
Outgoings: The tenant will be responsible for all outgoing including Council Tax, water, gas (where relevant), electricity, telephone, broadband and TV

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

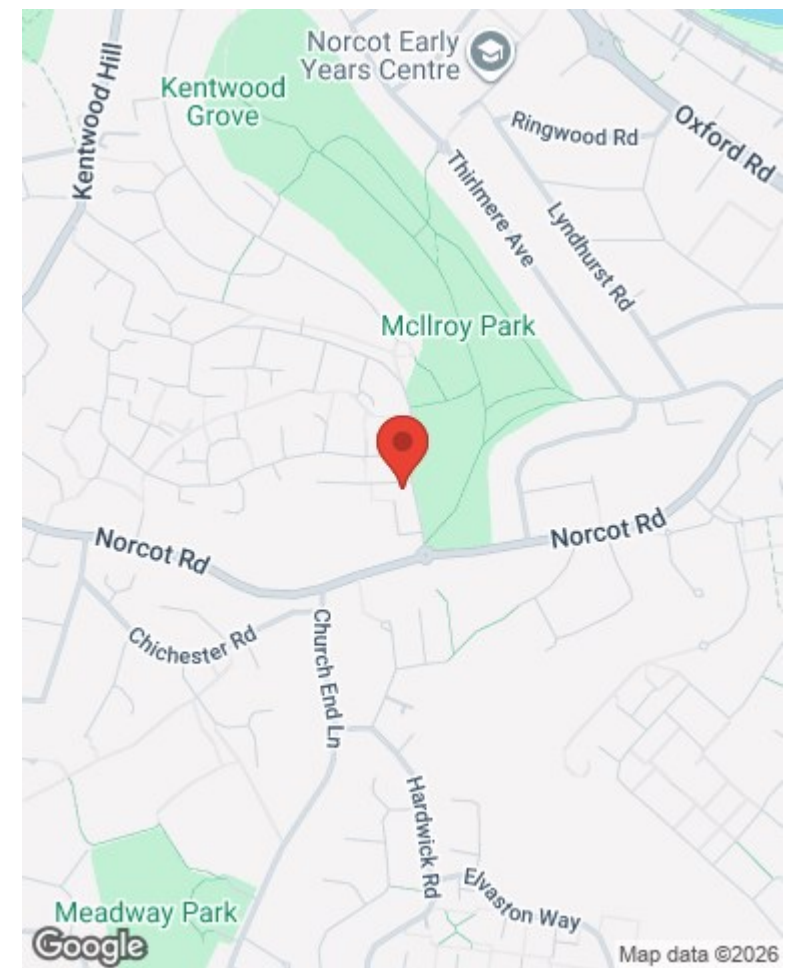


## Ground Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



Total area: approx. 35.0 sq. metres (376.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Misrepresentation and Misdescriptions Acts

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