



Caversham Road, Available, £1,200 Per Calendar Month, Furnished

sansome & george
Residential Sales & Lettings

A delightful, furnished, purpose built second floor apartment ideally located in the heart of Reading town centre and hence within 5 minutes walk of Reading train station and 24 hour gym as well as a wealth of shops, restaurants, bars and leisure pursuits that a thriving town has to offer. Please note there is NO PARKING available for this property.

Approached via secured gated entry into the complex, the apartment is located at the back of the development and is accessed through maintained communal gardens (with refuse store) to the communal entrance hall with telephone entry system, access to bicycle storage with a stairs and lift access to the second floor where the property is situated. The entrance hall with built in cupboard (housing gas fired boiler serving central heating to radiators and hot water) has doors to all rooms, bathroom with three piece suite including shower over bath, bedroom with built in wardrobes and a separate 'open plan' living area with French doors opening to Juliet balcony and a well appointed modern fitted kitchen with integrated appliances.

(Disclaimer - Photos taken prior to commencement of tenancy)

Property details:

Energy Performance Rating: B - 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 Periodic Tenancy.

Possession: Available 25th September (subject to the usual formalities).

Rent: £1200 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1384.61 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.

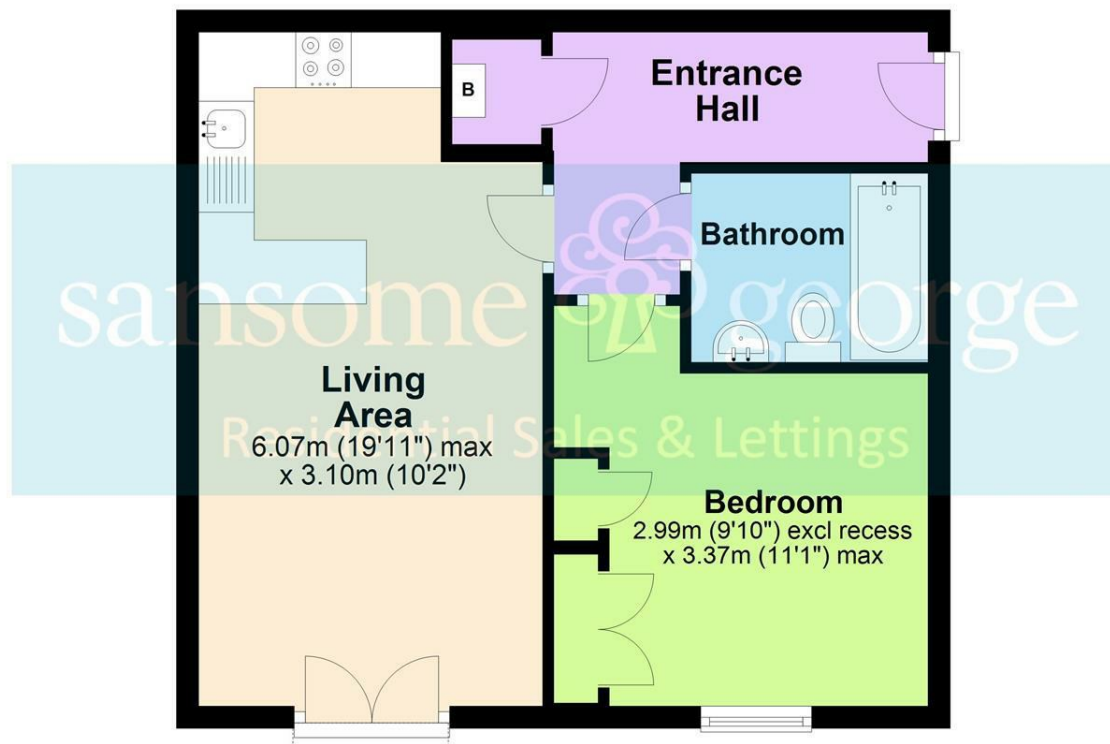
Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

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

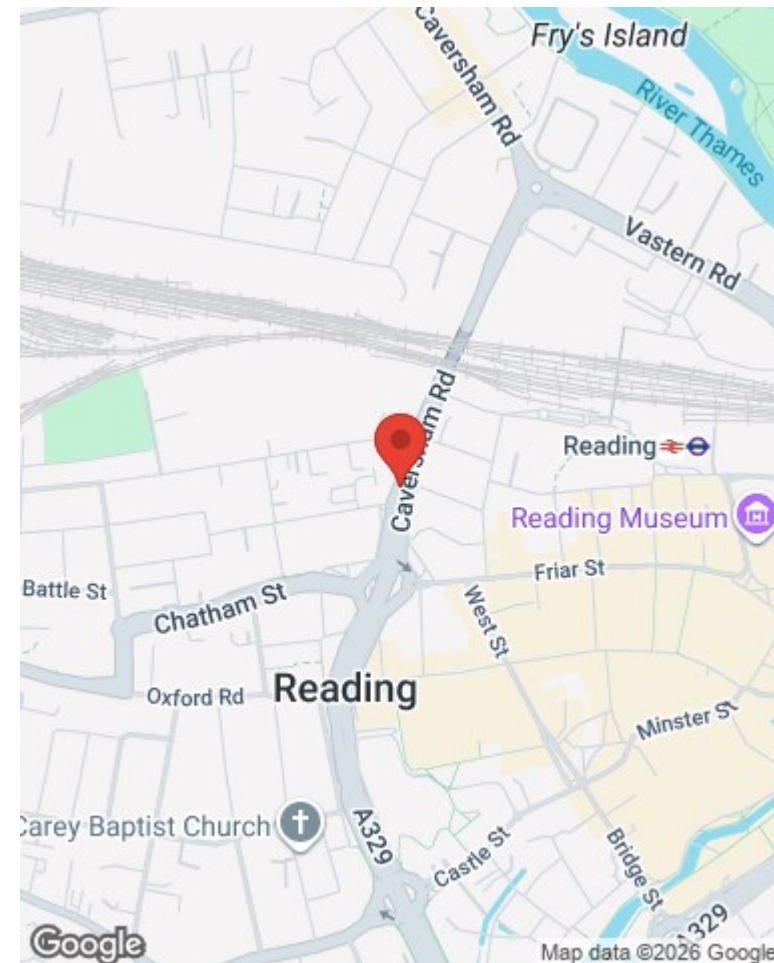


Second Floor

Approx. 39.9 sq. metres (429.5 sq. feet)



Total area: approx. 39.9 sq. metres (429.5 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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