



Grovelands Road, Available, £1,000 Per Calendar Month, Unfurnished

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Residential Sales & Lettings

A purpose built ground floor contemporary studio apartment, situated to the west of Reading town centre. This modern home offers excellent access to local transport links, including regular bus routes, Junction 12 of the M4, and both Tilehurst and West Reading train stations. It is also within walking distance of a 24-hour Tesco Superstore.

Accessed via a communal entrance hall with a secure telephone entry system and lift, the internal accommodation comprises a welcoming entrance with build-in storage housing the washer/dryer and air source heat pump, a larger than average open plan living space with divider wall creating a bedroom area, a fitted contemporary kitchen with integrated appliances (including an electric oven and hob, and fridge with ice box) and modern shower room with a double length shower cubicle, W.C and wash hand basin. Externally, the property benefits from a private terrace garden which leads onto the communal grounds and a private garage located to the side of the building and communal bike storage.

(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

Council Tax: - Band B

Tenancy: An Assured Periodic tenancy.

Possession: Available 3rd October (subject to the usual formalities).

Rent: £1000 per calendar month paid in advance by Bankers Standing Order.

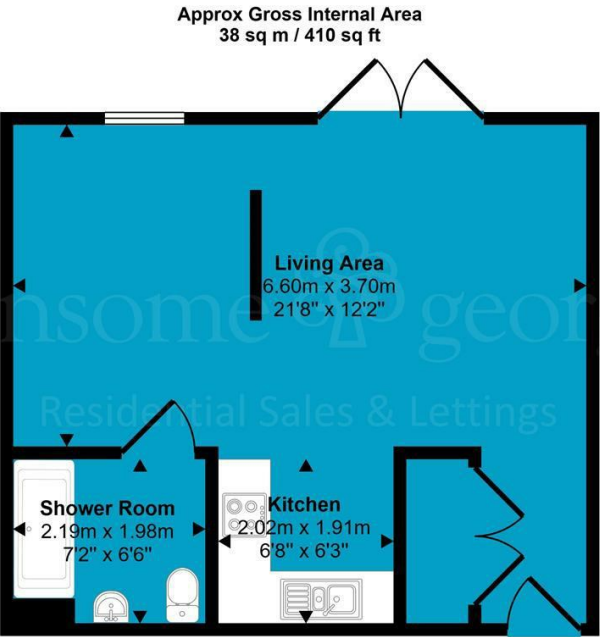
Deposit: £1153.84. The deposit will be paid to the agent who is a member of the deposit protection service (DPS), who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

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 outgoing including, council tax, water, gas, electricity telephone and TV.

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





Floorplan

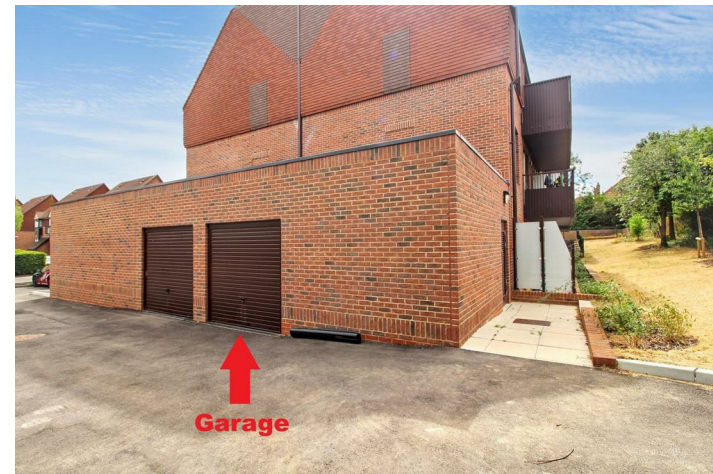
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

Misrepresentation and Misdescriptions Acts
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