



sansome george

**Arun Court, Amethyst Lane, Available, £1,100 Per Calendar Month, Unfurnished**

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Residential Sales & Lettings

Arun Court is an established development set within well-maintained communal grounds, opposite Prospect Park and conveniently positioned just off the A4 Bath Road. Approximately 1.8 miles west of Reading town centre, the property borders the popular suburbs of Tilehurst and Southcote.

This convenient location is within easy reach of regular bus services and is just a short walk from local shops, pubs, supermarkets and schools. Reading West railway station is just over a mile away, providing services to Reading Mainline, London Paddington, Newbury, Basingstoke and Theale. Junction 12 of the M4 motorway is also easily accessible, making commuting by car straightforward.

Accessed via a communal entrance, the private front door is located on the second (top) floor and opens into an entrance hall. Doors lead to a front aspect living room, a three-piece bathroom suite with an electric shower over the bath, a rear aspect double bedroom with a built-in wardrobe, and a fitted kitchen. Please note that any appliances provided are supplied on a goodwill basis and will not be maintained or replaced during the tenancy.

Externally, the property enjoys attractive communal grounds and benefits from an allocated parking space for one vehicle.

#### 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 B

Tenancy: An Assured Periodic tenancy.

Possession: Available 1st July (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.

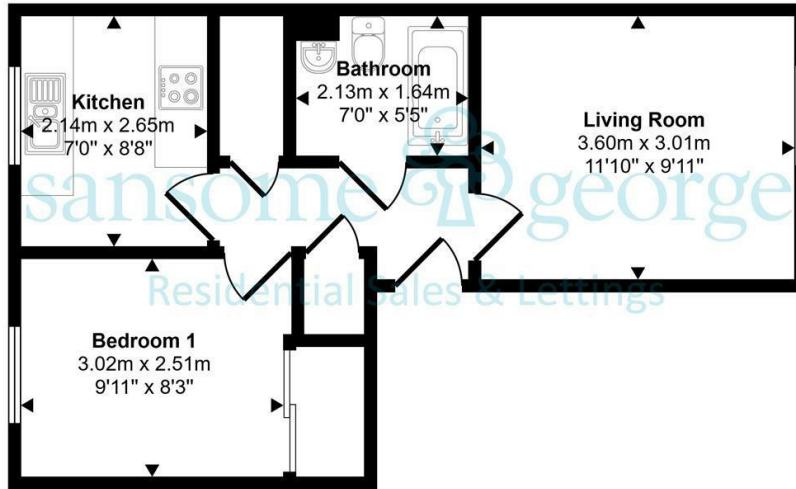
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

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.

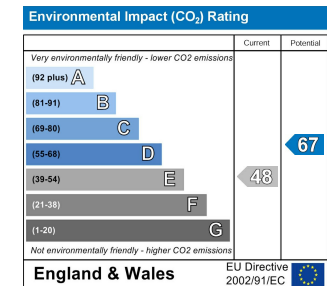
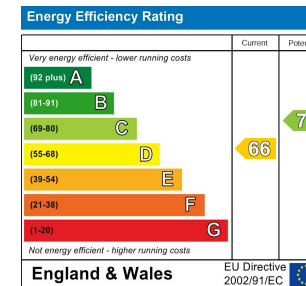


Approx Gross Internal Area  
36 sq m / 389 sq ft



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.



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