

Caversham Road, Available, £1,100 Per Calendar Month, Furnished

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Residential Sales & Lettings

A well presented one bedroom top floor apartment, ideally positioned in the heart of Reading town centre and within approximately five minutes' walk of Reading railway station. The property is also conveniently located for a 24 hour gym together with an excellent range of shops, restaurants, bars and leisure facilities. Offered to the market on a furnished basis, the apartment would make an ideal home for a professional tenant or couple.

Accessed from the rear of the building via an external staircase leading to the communal entrance, the apartment opens into a central entrance hall with doors to all rooms. The accommodation comprises a comfortable living room with space for both seating and dining, a good size double bedroom, and a contemporary fitted kitchen with a range of units, fridge/freezer, washer/dryer, electric oven and gas hob. The bathroom is fitted with a three piece suite comprising a bath with shower over, WC and wash hand basin set within a vanity unit.

Further benefits include neutral décor, modern flooring, gas central heating and parking located to the rear of the building, where a valid permit must be displayed at all times.

A conveniently located town centre apartment offering excellent access to Reading railway station and the wide range of amenities the town centre has to offer.

(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 30th October (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 outgoings including, council tax, water, gas, electricity telephone and TV.
Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.





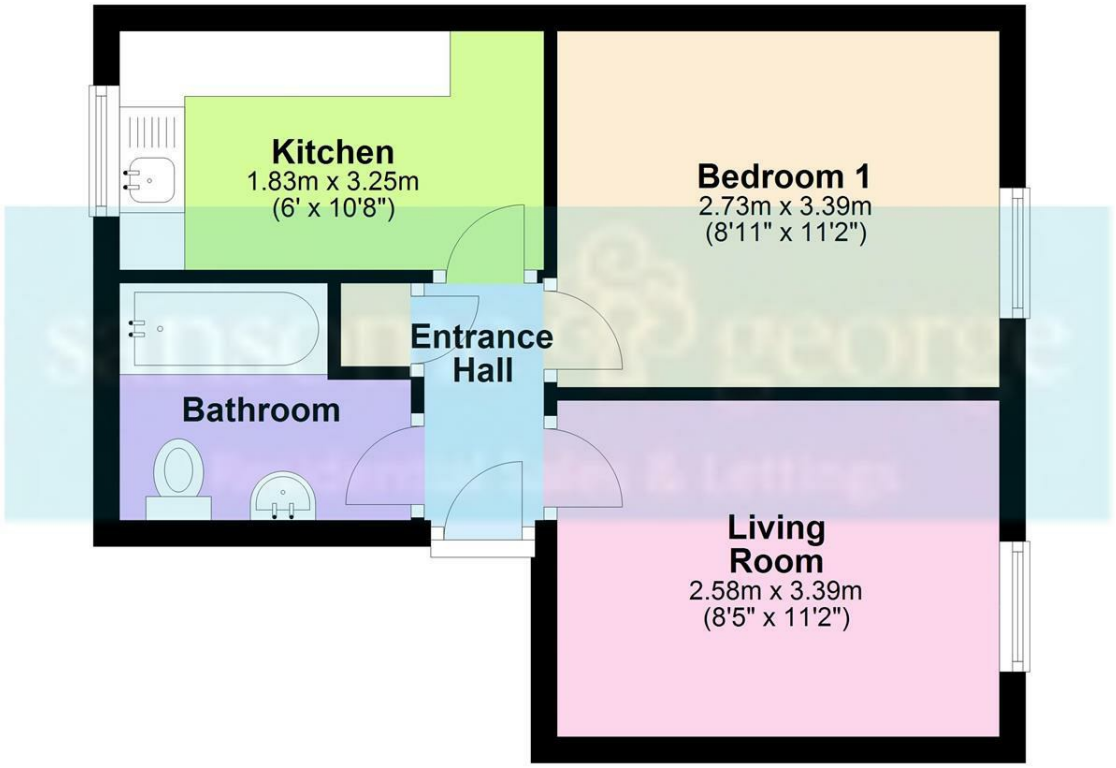






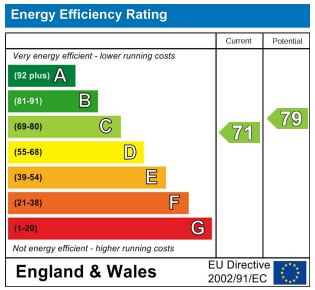
Second Floor

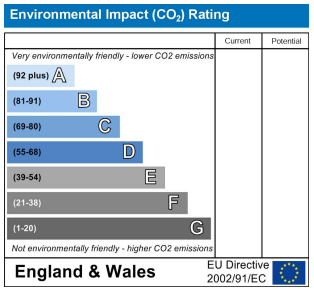
Approx. 30.9 sq. metres (332.6 sq. feet)



Total area: approx. 30.9 sq. metres (332.6 sq. feet)







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