

West Fryerne, Available, £1,300 Per Calendar Month, Unfurnished

sansome george
Residential Sales & Lettings

This ground floor apartment of generous proportions is well presented and offers two double bedrooms. Located in a sought after purpose built development situated just off the well regarded Tilehurst Road and Parkside Road, approximately 1.4 miles to the West of Reading Town Centre. West Reading train station, regular buses, Prospect Park and all other local amenities are all within 10 minutes walk and Junction 12 of the M4 Motorway is a short commute by car along the A4 Bath Road.

Approached via communal entrance, the spacious entrance hall boasts ample built in storage and gives access to all rooms. Accommodation comprises of naturally light 15' Living Room with full height windows and glazed door to a sunny southerly aspect patio / garden area forming part of the maintained communal grounds, fitted Kitchen with appliances, two double bedrooms both with built in wardrobes, side aspect bathroom with shower over bath and a useful separate W/C. Externally the property is surrounded by maintained communal gardens and offers residents parking.

Disclaimer - Photos taken prior to commencement of tenancy
Applicants Note:-
Please note that some photographs within these particulars may have been digitally enhanced to improve presentation, including the removal of temporary items and personal belongings. The images remain a fair representation of the property and no structural alterations have been made. Prospective tenants should satisfy themselves as to the condition, size, layout and features of the property through inspection and their own enquiries.

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 C
Tenancy: An Assured Periodic Tenancy.
Possession: Available 8th January (subject to the usual formalities).
Rent: £1300 per calendar month paid in advance by Bankers Standing Order.
Deposit: £1500 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.





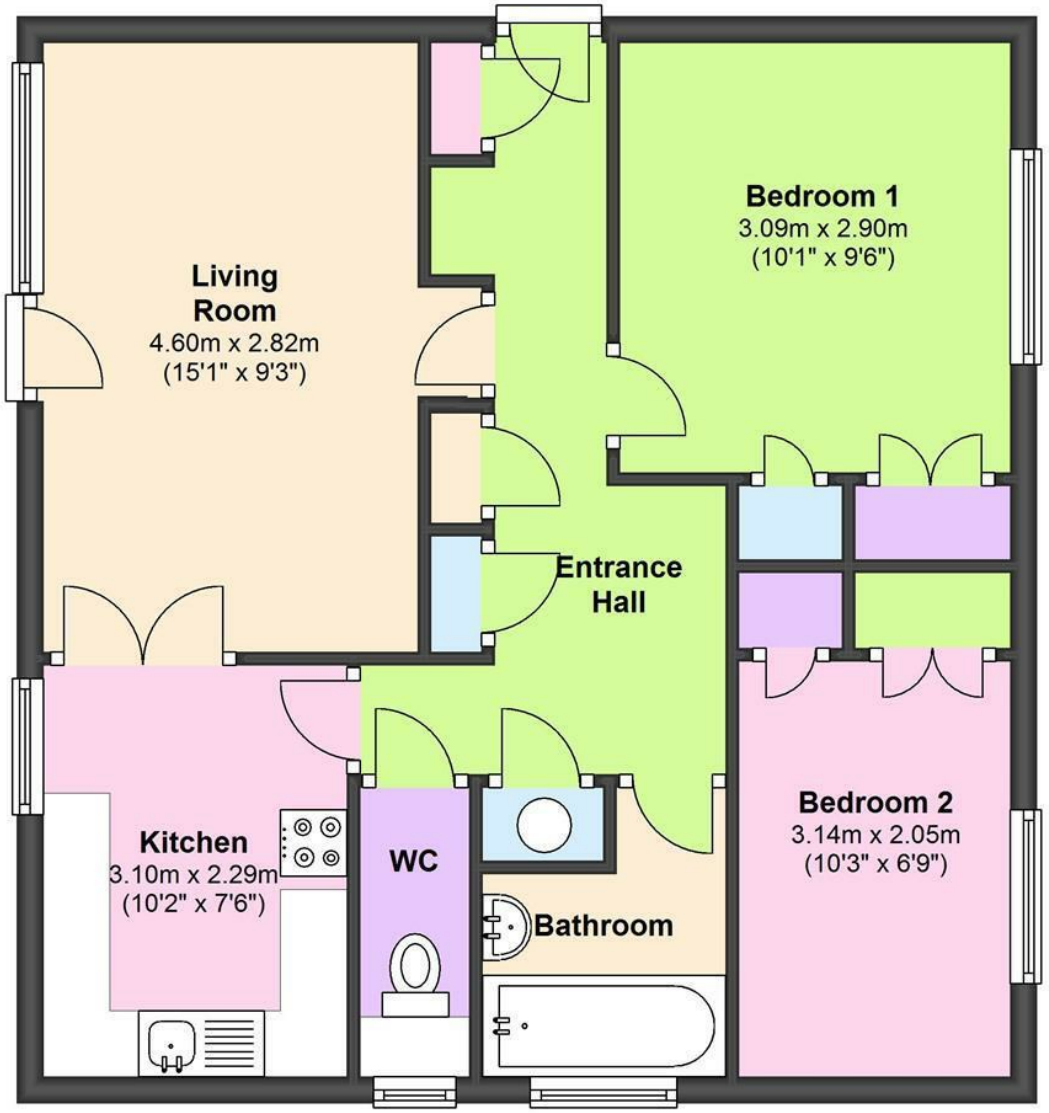




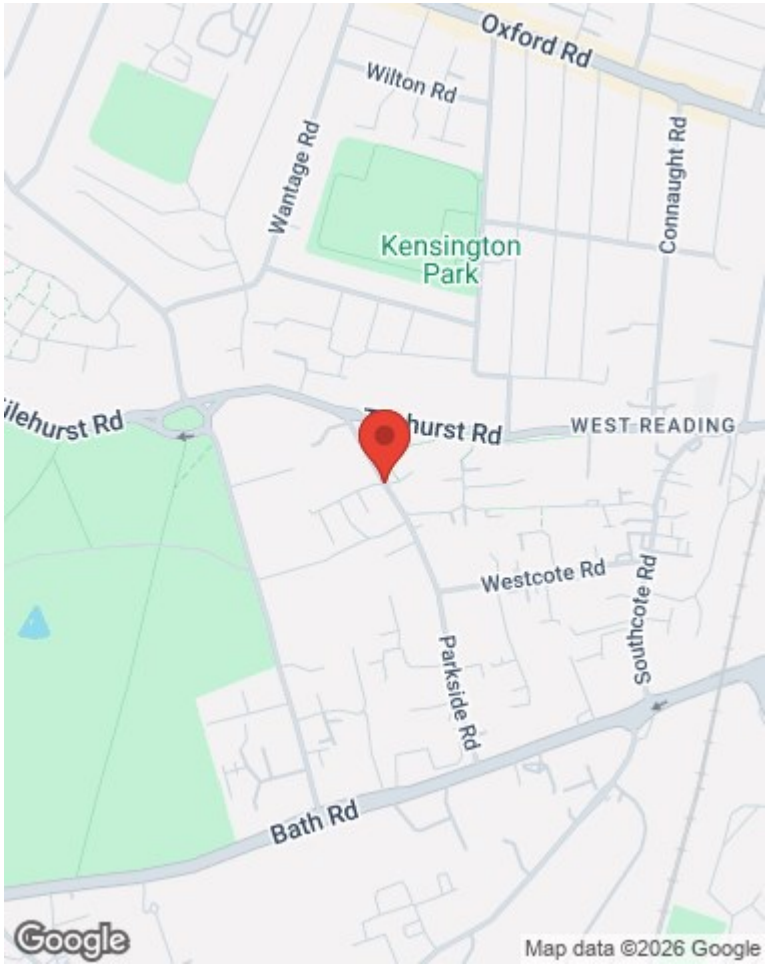


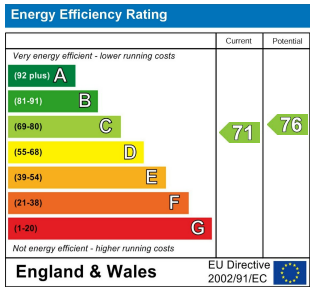
Ground Floor

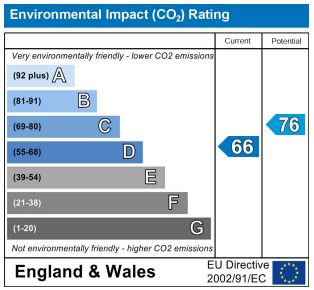
Approx. 56.8 sq. metres (611.2 sq. feet)



Total area: approx. 56.8 sq. metres (611.2 sq. feet)







Misrepresentation and Misdescriptions Acts
Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.

sansome george
Residential Sales & Lettings









9 The Triangle, Tilehurst, Reading, Berkshire RG30 4RN
0118 939 1999 - lettings@sansome-george.com

sansome george
Residential Sales & Lettings