

Cranbury Road, Available, £1,200 Per Calendar Month, Unfurnished

sansome george
Residential Sales & Lettings

This unfurnished, well presented first floor flat conversion offers two bedrooms and is situated on a favoured address just off the Tilehurst Road, within yards of frequent bus services and within 10 minutes walk of West Reading train station (Paddington, Reading, Newbury, Theale, Basingstoke).

A paved front garden leads the communal door and entrance hall with private front door opening to stairs to the first floor accommodation. This flat comprises of a delightful front aspect bay fronted living room, double bedroom, bathroom and fitted kitchen. Paddle step staircase rises to the top floor double bedroom.

Subject to Reading Borough Councils Residents Parking Scheme you can obtain a parking permit.

Not Suitable for Children under the age of 12 years old due to staircase to bedroom one. Tenant responsible for maintaining the front garden.

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 immediately (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 Landlord who is a member of MyDeposits, who will register the deposit 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.

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

Approx Gross Internal Area
60 sq m / 644 sq ft

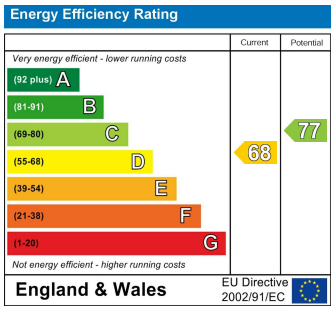


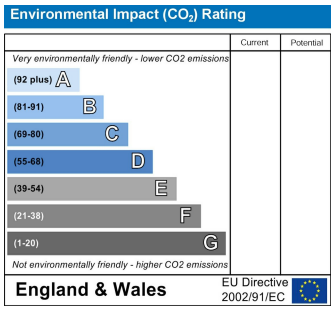
Ground Floor
Approx 41 sq m / 437 sq ft

First Floor
Approx 19 sq m / 207 sq ft

Denotes head height below 1.5m

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.









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

sansome george
Residential Sales & Lettings