Talbot Way, Available, £900 Per Calendar Month, Unfurnished

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Residential Sales & Lettings

A well-proportioned studio apartment with a defined bedroom area, situated in a highly sought-after location within the Westwood Fields development on the Tilehurst/Purley borders. Conveniently located near bus routes to Reading town centre and Tilehurst, and within walking distance of Tilehurst mainline station, offering services to London Paddington and Oxford. A Tesco Express store is also nearby.

The apartment is accessed via a communal entrance, leading to a private front door opening onto an entrance hall. The accommodation comprises of a bathroom with a three-piece suite and a living area featuring an open-plan kitchen and a dedicated bedroom space. Externally, the property benefits from private off-road parking.

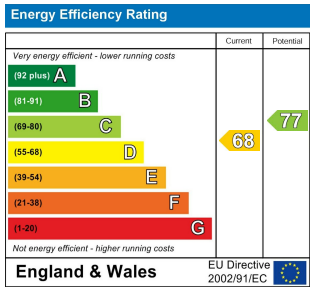
Property details:

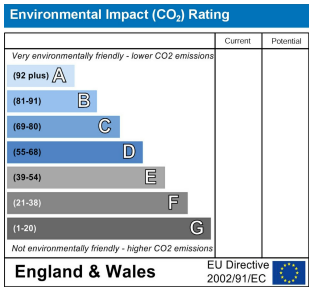
Energy Performance Rating: D - The full results of the energy performance assessment can be supplied upon request.
Local Authority: West Berkshire.
Council Tax: - Band A.
Tenancy: An Assured Periodic tenancy.
Possession: Available 9th November (subject to the usual formalities).
Rent: £900 per calendar month paid in advance by Bankers Standing Order.
Deposit: £1038.46. 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. 27.1 sq. metres (292.2 sq. feet)

Total area: approx. 27.1 sq. metres (292.2 sq. feet)





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