



Porlock Place, Available, £1,000 Per Calendar Month, Unfurnished

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Residential Sales & Lettings

A well presented one double bedroom first floor apartment located in a sought after quiet cul-de-sac position on the ever popular Beansheaf development in Calcot. Within easy reach of J12 of the M4, Theale Station and Business Park, Sainsburys and Retail Park plus bus services to Reading town centre.

Accessed via a communal entrance hall (shared with one neighbouring apartment) where stairs rise to the first floor. The front door opens to a private entrance hall which gives access to a south facing living room open to a modern kitchen with integrated oven & hob, fridge/freezer and washing machine, a double bedroom with fitted wardrobe and a three piece bathroom which includes an electric shower over the bath. Further notable benefits include UPVC double glazing and modern electric central heating throughout. The exterior offers 2 allocated parking spaces.

(Disclaimer - Bedroom photo taken prior to commencement of tenancy)

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 B

Tenancy: An Assured Periodic tenancy.

Possession: Available 27th November (subject to the usual formalities).

Rent: £1000 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1153.84. 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.

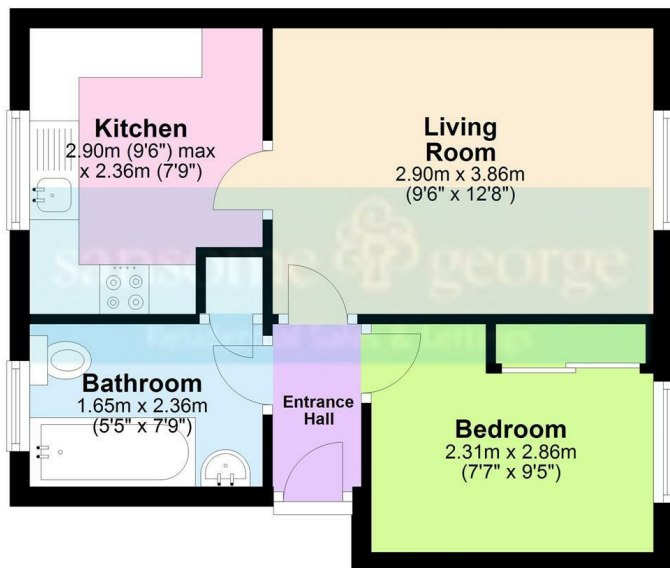
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First Floor

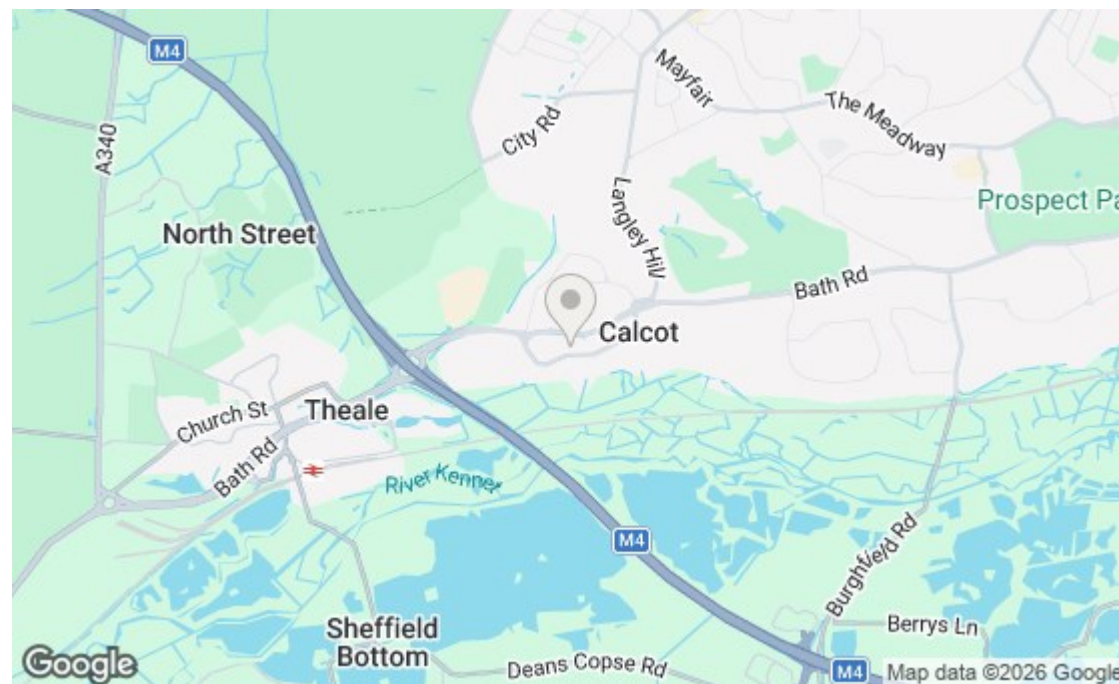
Approx. 31.2 sq. metres (336.2 sq. feet)



Total area: approx. 31.2 sq. metres (336.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		60	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



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