



Lynden Mews, Available, £1,000 Per Calendar Month, Unfurnished

sansome & george
Residential Sales & Lettings

A well presented, spacious, one bedroom ground floor purpose built apartment that is ideally situated approximately 1 mile from Reading train station and a wealth of amenities to include a wealth of high street shops, bars, cafes and restaurants as well as the Oracle complex including cinema. Junction 11 of the M4 motorway is circa 2 miles.

Approached via Communal Entrance, accommodation comprises Entrance Hall, 14' Living Room opening to 9' Kitchen, three piece bathroom suite with shower over bath and a large double bedroom with the added advantage of built in double wardrobes. The property is further complemented by electric wall heaters and 1 allocated parking space.

Applicant Note:-

Please note that some photographs within these lettings particulars may have been digitally enhanced to improve presentation. The images remain a fair representation of the property and no structural alterations have been made.

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 Monday 10th August 2026 (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.

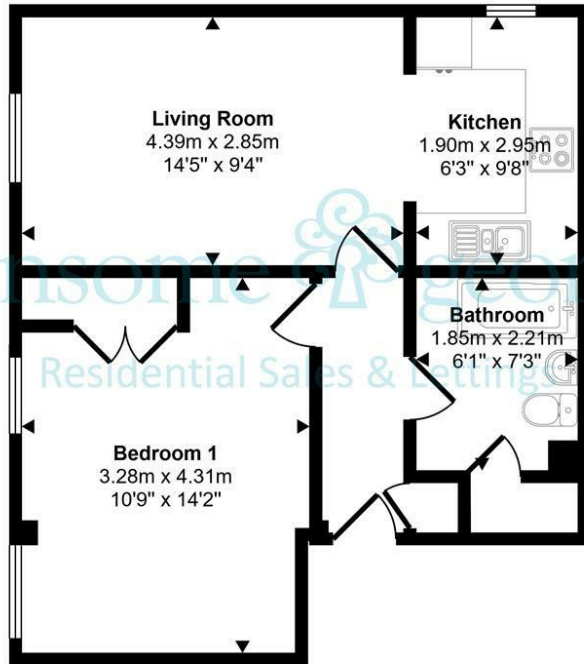
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

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.



Approx Gross Internal Area
43 sq m / 459 sq ft



Floorplan

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.



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			
		62	79
England & Wales		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	

Misrepresentation and Misdescriptions Acts

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