



**Pryor Close, Available, £1,400 Per Calendar Month, Unfurnished**

**sansome & george**  
Residential Sales & Lettings



A well presented two double bedroom, two bathroom penthouse apartment is located in a tucked away position at the back of a sought after 'pocket development' to the western side of Tilehurst. This gated development borders Purley-on-Thames and boasts views over fields and woodlands positioned behind. Ideally situated within 1.5 miles of Tilehurst train station (London Paddington, Reading Mainline, Oxford, Didcot), regular bus services to Reading town centre and local amenities to include a Waitrose and Tesco Express supermarkets, Cotswold sports centre, as well as miles of open countryside and a beautiful stretch of the River Thames in nearby village of Purley. A further range of services and amenities are easily accessible in either Pangbourne or Tilehurst, both being within 2.5 miles and offer cafes, pubs, restaurants, as well as a range of shops and supermarkets. Junction 12 of the M4 Motorway with Calcot Retail Park is a simple commute of circa 4 miles by car.

Approached via automated electric double gates, there is one allocated parking space and additional visitor parking, maintained communal gardens for the shared use of the residents, as well as a secure bicycle storage and refuse area. The communal entrance hall has access via a telephone intercom entry system and stairs rise to the 2nd (top) floor. The front door to the property opens to a hallway which gives access to a generous dual aspect living room opening to a well appointed kitchen with integrated electric hob and oven, dishwasher, washing machine and fridge/freezer. There are also two sizable double bedrooms to include a generous bedroom with ensuite shower room plus a second bedroom with convenient door to the 'Jack and Jill' style bathroom with white suite and heated towel rail. The property is further complemented by built-in storage in the hallway to include airing cupboard housing pressurized hot water system and features electric heating throughout.

(Disclaimer - Photos taken prior to commencement of tenancy)

Property details:

Energy Performance Rating: C - The full results of the energy performance assessment can be supplied upon request.

Local Authority: West Berkshire

Council Tax: - Band D

Tenancy: An Assured Periodic Tenancy.

Possession: Available immediately (subject to the usual formalities).

Rent: £1400 per calendar month paid in advance by Bankers Standing Order.

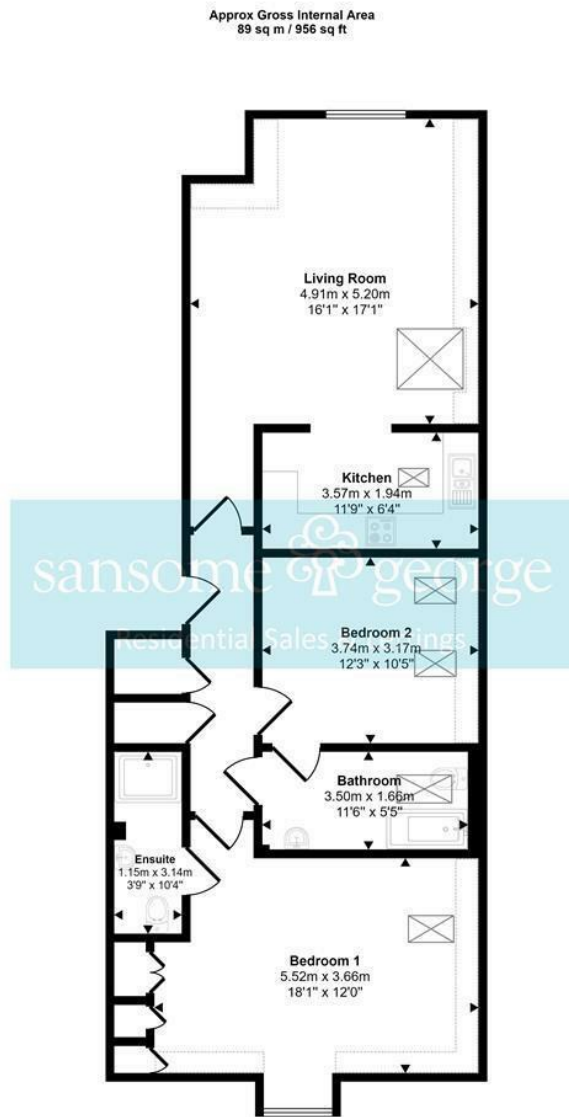
Deposit: £1615.38 The deposit will be paid to the agent who is a member of the deposit protection service (DPS) who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

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.





Floorplan

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.



| 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                             | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

#### Misrepresentation and Misdescriptions Acts

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