



Winston Way, Available, £1,200 Per Calendar Month, Unfurnished

sansome & george
Residential Sales & Lettings

Presented to the market is this spacious and attractive one bedroom ground floor annexe. Situated in a sought after residential location, this property offers easy access to local shops, frequent bus services and the Purley sports and social club which are all within walking distance. Tilehurst train station, miles of open countryside, the river Thames and Pangbourne village are also within easy reach.

** Rent is inclusive of bills except Council Tax which is Band A.

Accommodation comprises of a well proportioned living room opening onto the 15' kitchen, fully equipped with fridge/freezer, cooker, washing machine and dishwasher, a modern shower room and good size double bedroom with patio doors leading to a paved area exclusively for the tenant. With a further benefit of off road parking for one vehicle. Ideal for a single occupant.

Property details:

Energy Performance Rating: 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 11th September (subject to the usual formalities).

Rent: £1200 per calendar month including bills except Council Tax, paid in advance by Bankers Standing Order.

Deposit: £1384.61. 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.

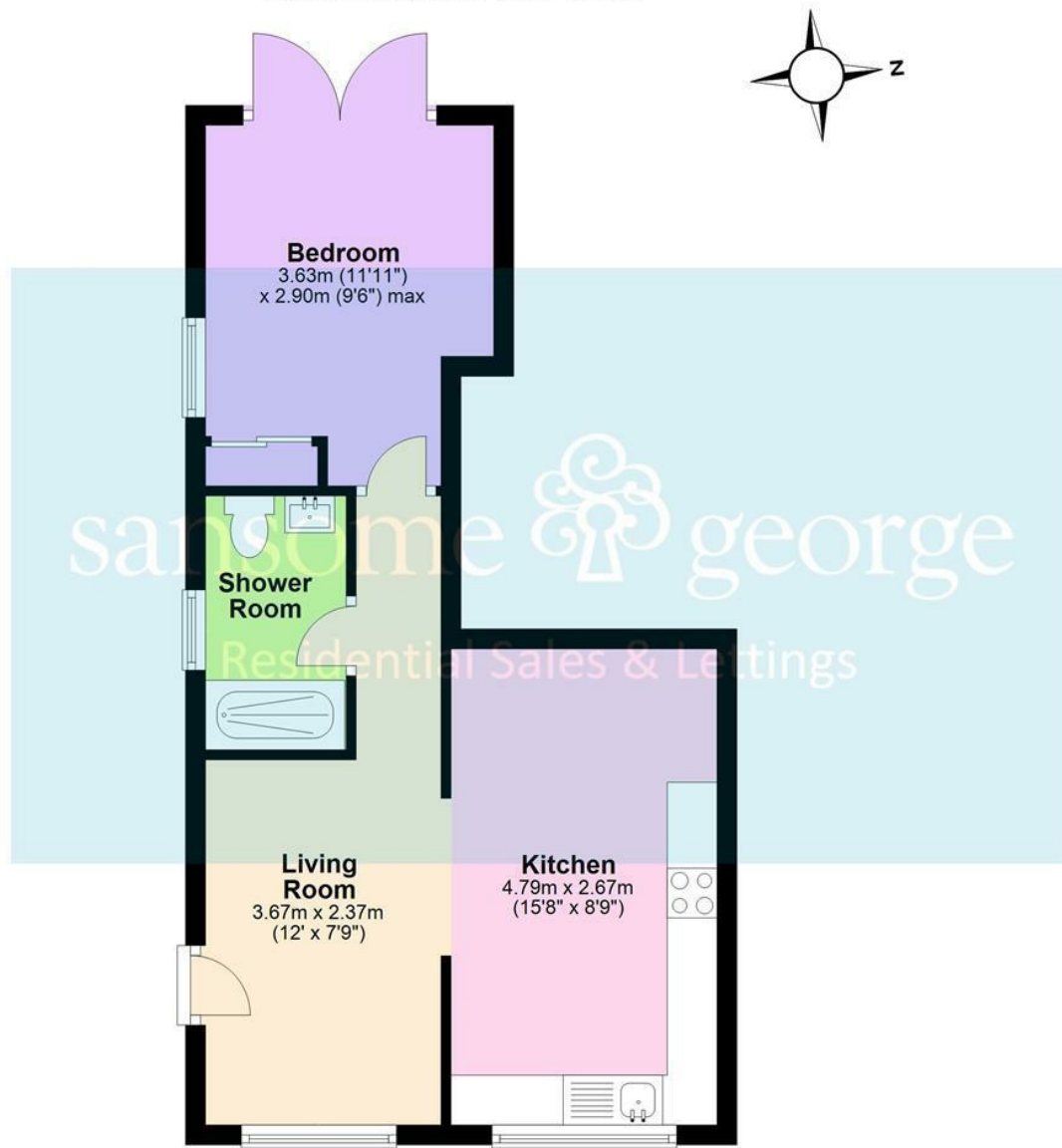
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

Outgoings: The tenant is to be responsible for all outgoing including, Council Tax. Water rates, hot water and heating (which are on a timer), electric and Wi-Fi are included.

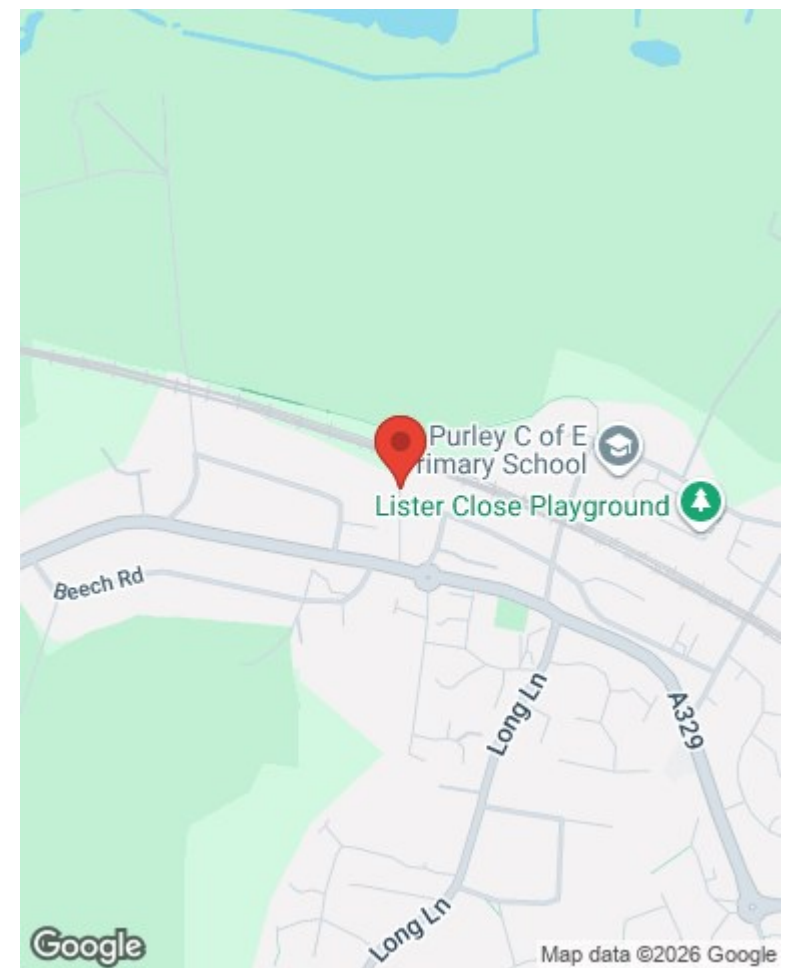


Ground Floor

Approx. 38.3 sq. metres (412.1 sq. feet)



Total area: approx. 38.3 sq. metres (412.1 sq. feet)

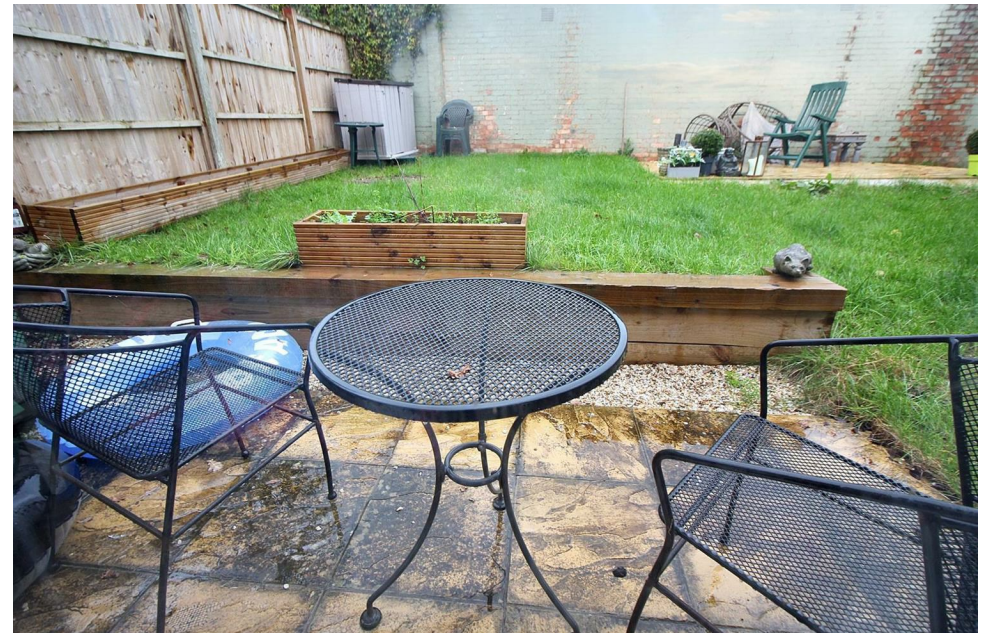


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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