



sansome  george

Starlings Drive, Available, £1,350 Per Calendar Month, Unfurnished

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Residential Sales & Lettings

A larger than average two double bedroom first floor apartment situated within a Haddock-built development on the ever-popular Birds Development. Local shops, the 33 bus route, and highly regarded schools are all within easy reach.

Accessed via steps to the communal entrance, the apartment's private front door opens into an entrance hall with doors leading to a three-piece bathroom, two double bedrooms overlooking the communal grounds, and a spacious dual-aspect living room providing access to a well appointed kitchen. The communal landing also offers access to a drying room. The property further benefits from an undercroft private garage with parking for one vehicle in front.

(Disclaimer - Photos 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 C

Tenancy: An Assured Periodic tenancy.

Possession: Available 20th July (subject to the usual formalities).

Rent: £1350 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1557.69. 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.

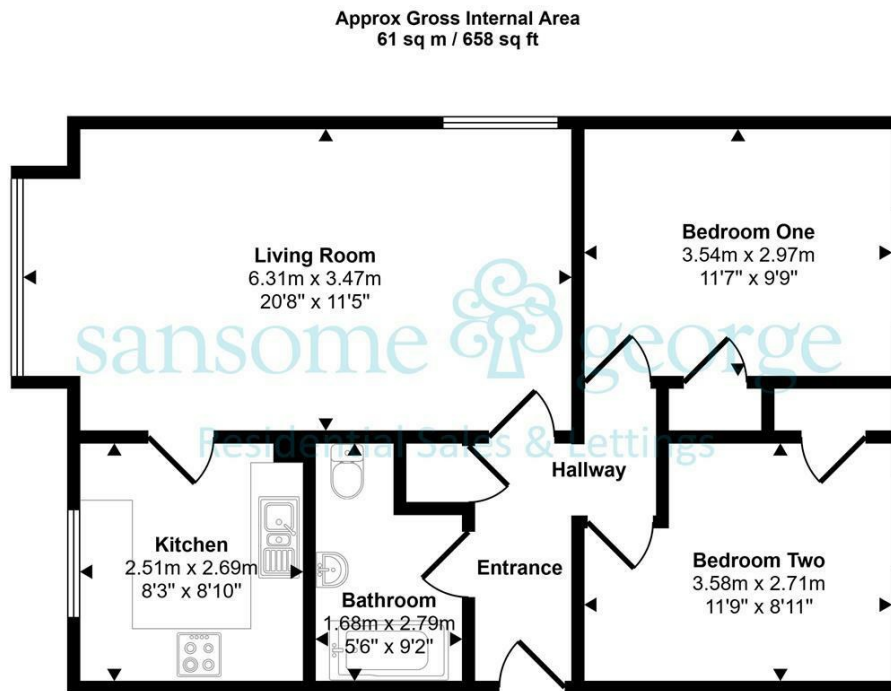
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

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.

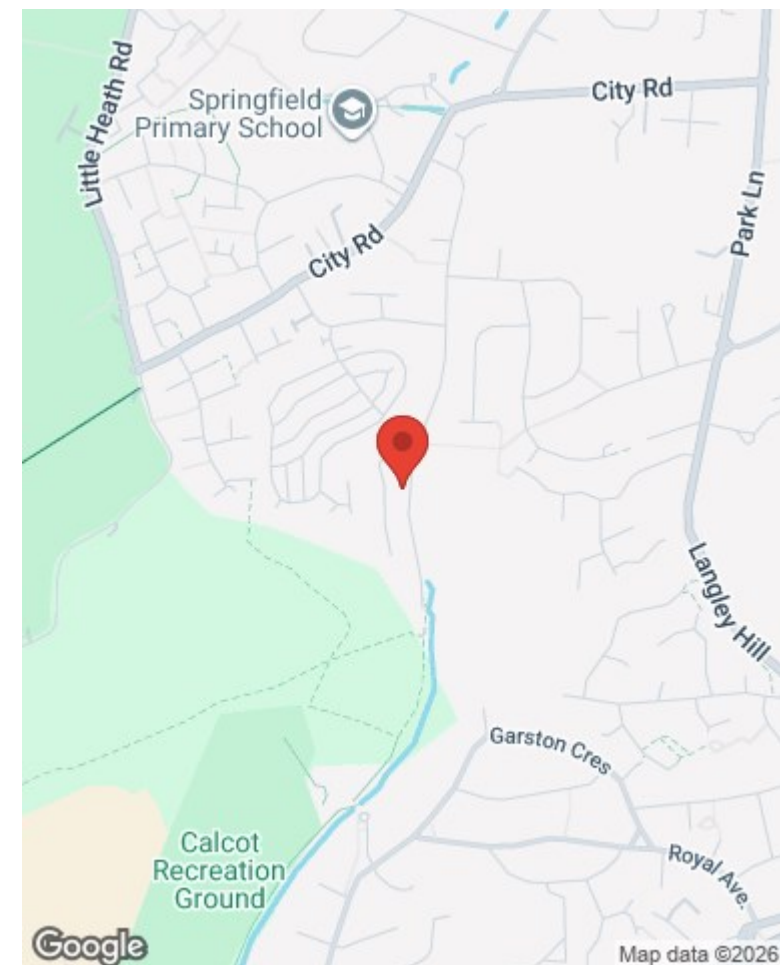
Please Note: the landlord of this property is an employee of Sansome & George Residential Sales & Lettings





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		
England & Wales	EU Directive 2002/91/EC	72

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	71

Misrepresentation and Misdescriptions Acts

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