

Grovelands Road, Available, £1,000 Per Calendar Month, Unfurnished

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A purpose built first floor contemporary studio apartment, situated to the west of Reading town centre. This modern home offers excellent access to local transport links, including regular bus routes, Junction 12 of the M4, and both Tilehurst and West Reading train stations. It is also within walking distance of a 24-hour Tesco Superstore.

Accessed via a communal entrance hall with a secure telephone entry system and lift, the internal accommodation comprises a welcoming entrance with build-in storage housing the air source heat pump, a larger than average open plan living space with divider wall, a fitted contemporary kitchen with integrated appliances (including an electric oven and hob, and fridge with ice box) and fitted three piece bathroom with bath with shower over, W.C and wash hand basin. Externally, the property benefits from a large private balcony, parking to the front and communal bike storage.

(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: Reading Borough Council
Council Tax: - TBC - new build
Tenancy: An Assured Periodic tenancy.
Possession: Available 15th January (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 outgoings including, council tax, water, gas, electricity telephone and TV.
Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.









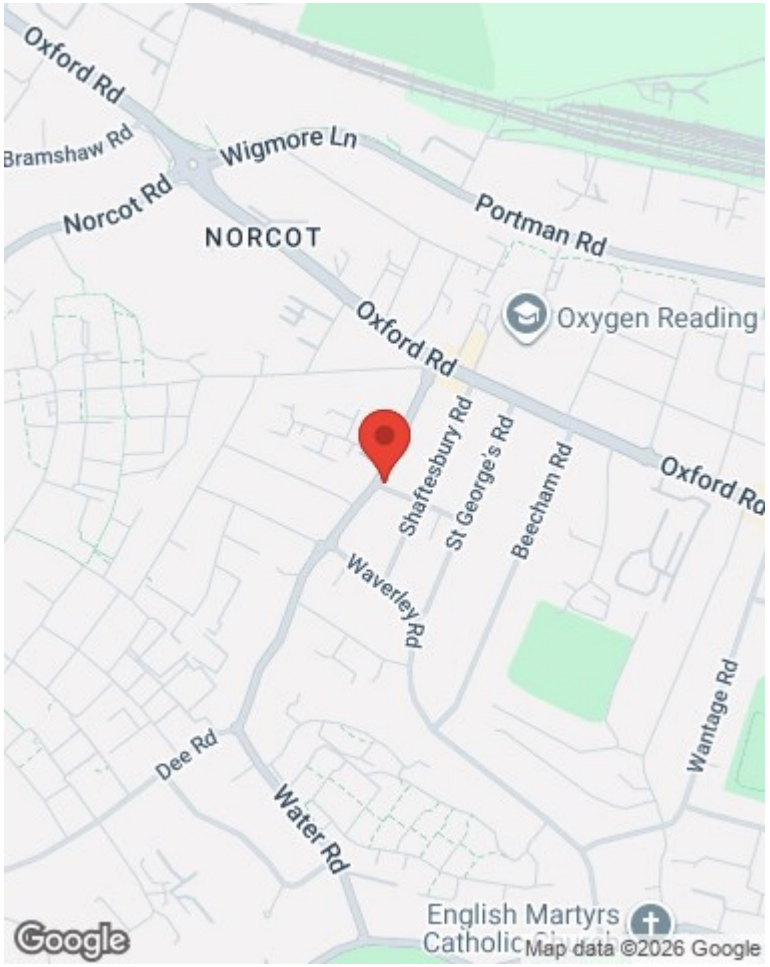


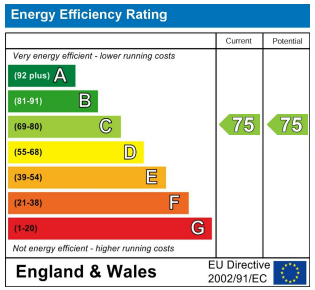
Approx Gross Internal Area
36 sq m / 386 sq ft

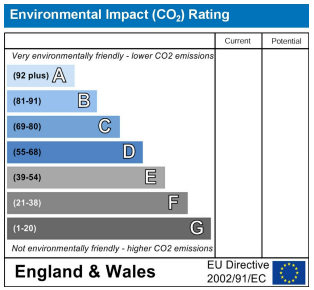


Floorplan

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.







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