

Property ref: 160780



Blackberry Gardens, Wokingham, RG41 5RN

£1,695 PCM



A Two Bedroom Terrace Property In Walking Distance Of Winnersh Primary School, Dinton Pastures And Winnersh Train Station. The Property Comprises An Entrance Hallway, Cloakroom, Modern Fitted Kitchen With Integrated Appliances, Spacious Living/Dining Room With French Doors To The Garden. Upstairs Provides Two Double Bedrooms With Fitted Wardrobes, En-Suite To Main Bedroom and Family Bathroom. The Property Further Benefits From A Private Garden, Single Garage And Allocated Parking. Part Furnished. Gas Central Heating. EPC Rating C. Council Tax Band C.

Available 17/04/2024

- Two Bed Terrace Property With Fitted Wardrobes
- Walking Distance Of Winnersh Primary School
- En-Suite To Main Bedroom
- Fitted Kitchen With Integrated Appliances
- Garage With Allocated Parking
- Part Furnished

*Fees For Assured Shorthold Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held and protected in line with Deposit legislation. For more information about our fees please visit: www.michael-hardy.co.uk
Fees for all other tenancies (Non Housing Act Tenancies / Company Lets): when you rent a property from us we will charge you a one-off fee per property. This charge is the equivalent of 15 days of the monthly rental charge (+VAT) with a minimum fee of £450 (inc.VAT) up to a maximum of £650 (inc.VAT). Other fees may apply depending on your circumstances.

0118 9776 776

lettings@michael-hardy.co.uk www.michael-hardy.co.uk

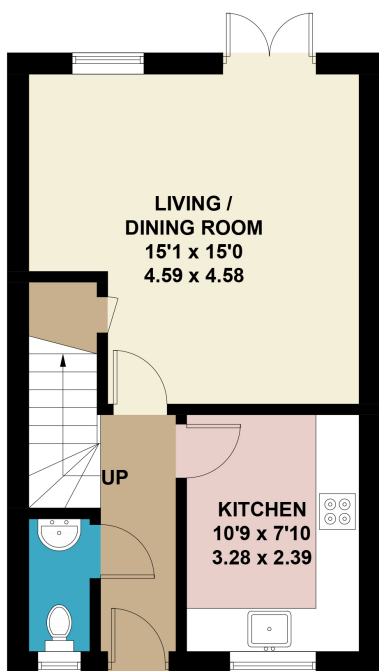
Michael Hardy Lettings, 9 Broad Street, Wokingham, , RG40 1AU



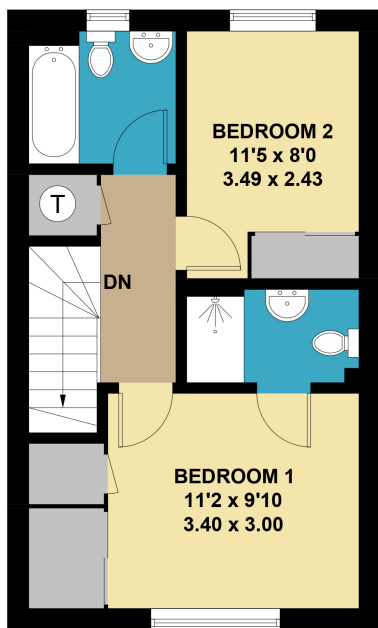


Blackberry Gardens, Winnersh

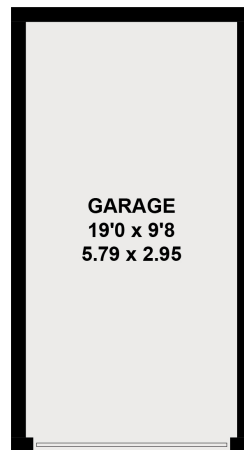
Approximate Gross Internal Area = 801 sq ft / 74.4 sq m
 Garage = 184 sq ft / 17.1 sq m
 Total = 985 sq ft / 91.5 sq m



GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1066532)
 Produced by BlueSky Estate Agency Services on behalf of Michael Hardy