

Property ref: 140309



**Aphelion Way,
Shinfield, RG2 9FR**

£1,800 PCM



A well presented 3 bedroom terraced house which is situated on the Shinfield Park Development. Set over three floors and the top floor boasts master bedroom with ensuite bathroom and large walk in wardrobe. The property is well positioned for access to Reading Town center, local amenities and the M4 motorway. Council Tax band E. EPC Band C. Unfurnished.

- 3 Double Bedrooms
- Ensuite Shower Room
- Living/Dining Room
- Gas Central Heating
- 1 Allocated Parking Space
- Unfurnished

Available 18/07/2022

*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

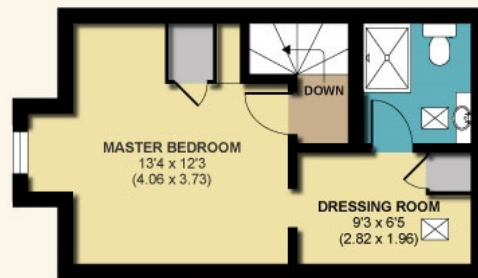
Michael Hardy Lettings, 9 Broad Street, Wokingham, , RG40 1AU



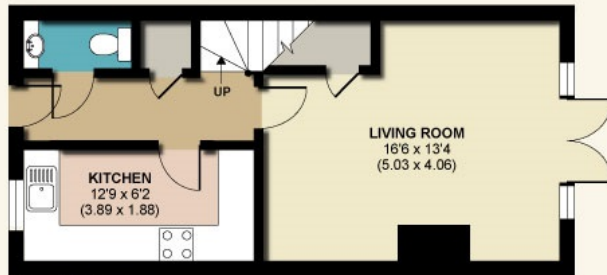


Aphelion Way, Shinfield, Reading

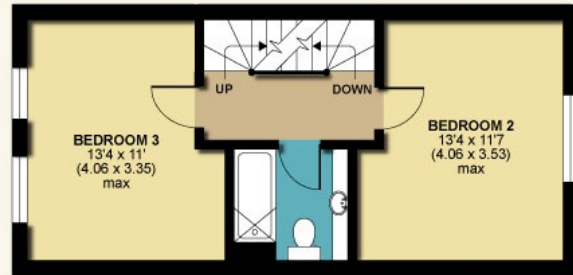
APPROX. GROSS INTERNAL FLOOR AREA 1089 SQ FT 101.1 SQ METRES



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2016 Produced for Michael Hardy REF : 145197