

Property ref: 140755



## Skelmerdale Way, Lower Earley, RG6 7YB

£1,900 PCM



Delightful Three Bedroom Property Situated In Popular Lower Earley. Entrance Lobby With Garage Access, Cloakroom, Through To Spacious Kitchen/Dining Room With Modern Appliances, Beautiful Conservatory With Patio Doors To Private Garden, Generous Living Room, Three Double Bedrooms And Primary With Fitted Wardrobes, Family Bathroom with Shower Over Bath, Gas Central Heating Radiators. EPC Rating C. Council Tax Band E. Unfurnished

Available 09/08/2024

- Three Bedroom Property In Very Popular Lower Earley
- Generous Kitchen/Dining Room
- Private Drive And Garage
- Family Bathroom With Shower Above Bath
- Conservatory/Private Garden
- Unfurnished

\*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](http://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](mailto:lettings@michael-hardy.co.uk) [www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)**

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







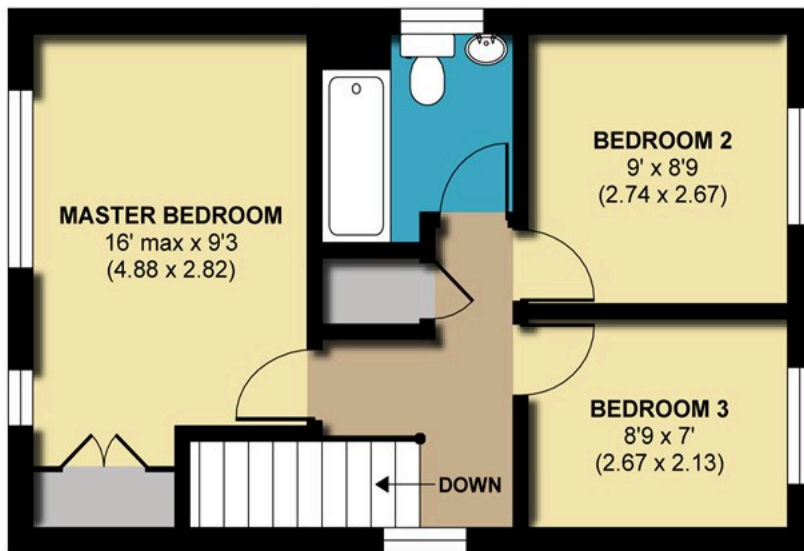




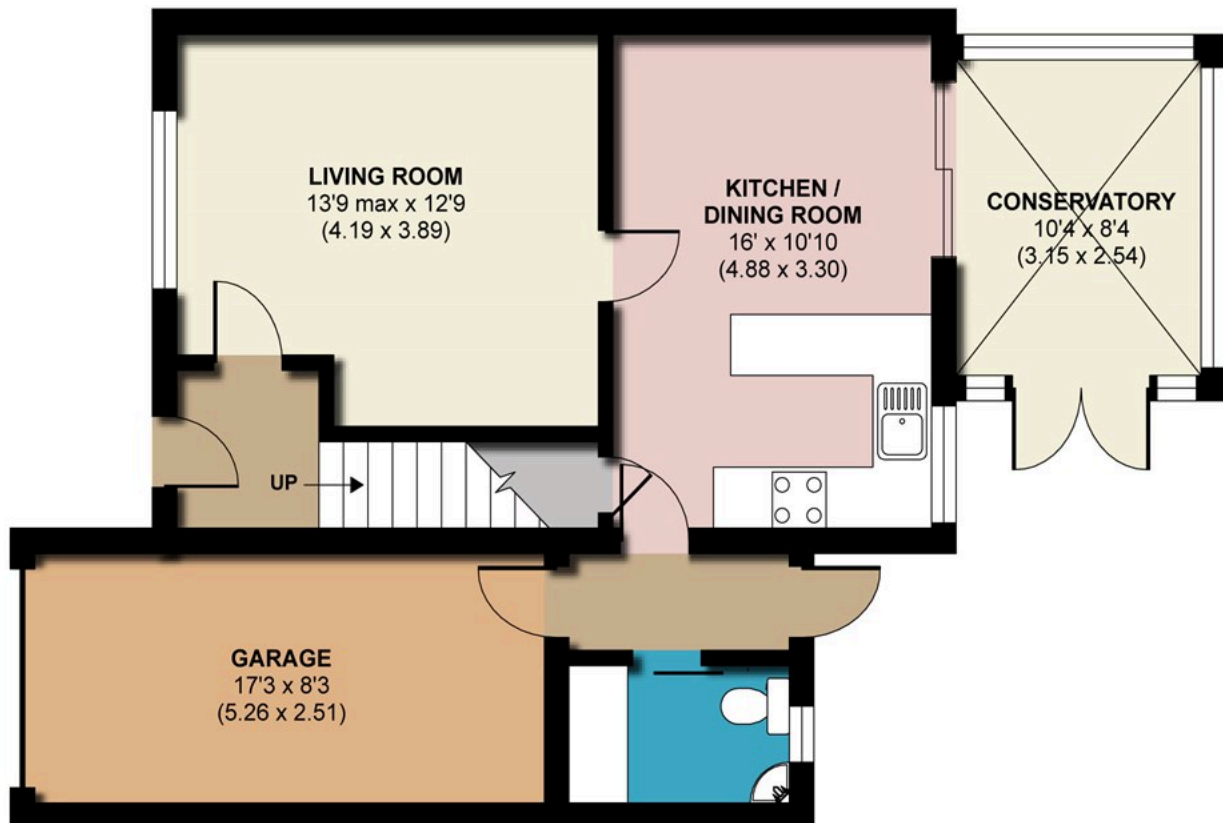


# Skelmerdale Way, Earley, Reading, RG6

APPROX. GROSS INTERNAL FLOOR AREA 1132 SQ FT 105.1 SQ METRES



FIRST FLOOR



GROUND 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.