

Property ref: 140410



Blackberry Gardens, Winnersh, RG41 5RN

£1,550 PCM



A Well Presented Two Bedroom Coach House Situated In Popular Winnersh. Entrance Hall With Stairs To First Floor, Spacious Lounge/Dining Room, Into The Kitchen With Electric Oven, Gas Hob, Fridge/Freezer, Washer/Dryer And Dishwasher, Two Generously Sized Double Bedrooms With Built-in Wardrobes And Shower Ensuite To The Primary, Family Bathroom. Two Allocated Parking Spaces And Bike Store. This Property Is Within Short Distance From Local Shops And Winnersh Train Station. Council Tax Band C. EPC Rating C. Unfurnished.

- Coach House Property With Two Double Bedrooms
- Ensuite Shower Room
- Spacious Lounge/Dining Room
- Two Parking Spaces
- Fitted Kitchen With Modern Appliances
- Unfurnished

Available 24/08/2024

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.

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

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Michael Hardy Estate Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

Water Supply: Mains

Drainage Info: Mains


Electricity Supply: Mains

Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants to go to the Ofcom website 'Broadband and Mobile Coverage Checker'



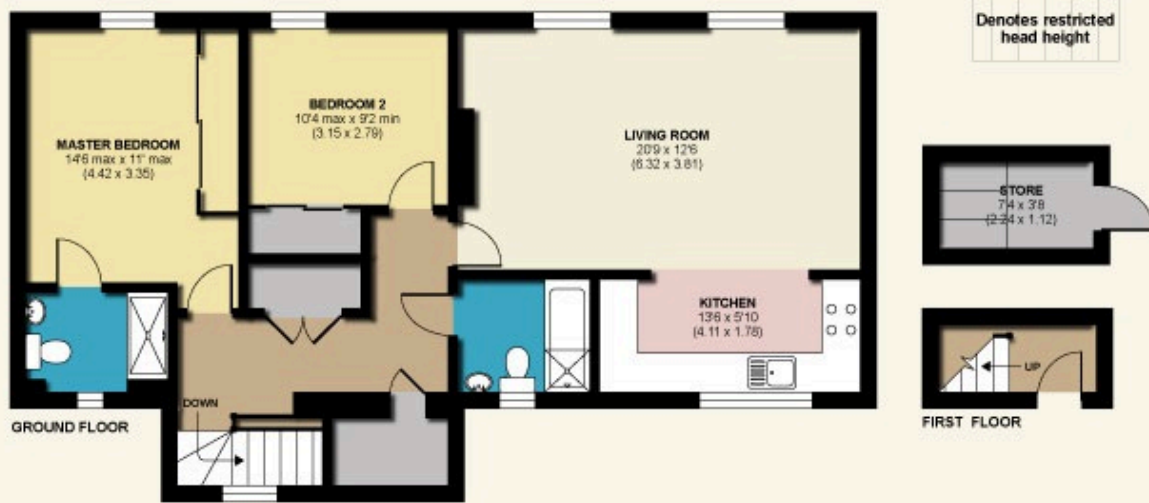


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	77	78
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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APPROX. GROSS INTERNAL FLOOR AREA 906 SQ FT 84.1 SQ METRES (EXCLUDES OUTBUILDING)



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.

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