

Property ref: 137749



## Lockton House, Wokingham, RG40 1DP

£1,300 PCM



Very Well presented Two bedroom Apartment In Wokingham Town Centre. Entrance Hall With Storage Options, Modern Kitchen With Appliances, Spacious Living Room, Refurbished Family Bathroom With Electric Shower Over Bath, One Spacious Double Bedroom, One Good Size Single Bedroom. Both Bedrooms Have Built In Wardrobes. Communal Gardens. Off Road Parking. Council Tax Band D EPC Rating C . Unfurnished

**Available 12/08/2024**

- Well Presented Two Bedroom Apartment In Central Wokingham
- Spacious Living Room
- Recently Refurbished Family Bathroom
- Good Size Bedrooms With Built In Wardrobes
- Communal Gardens With Off Road Parking
- 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**



PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Haslams 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'





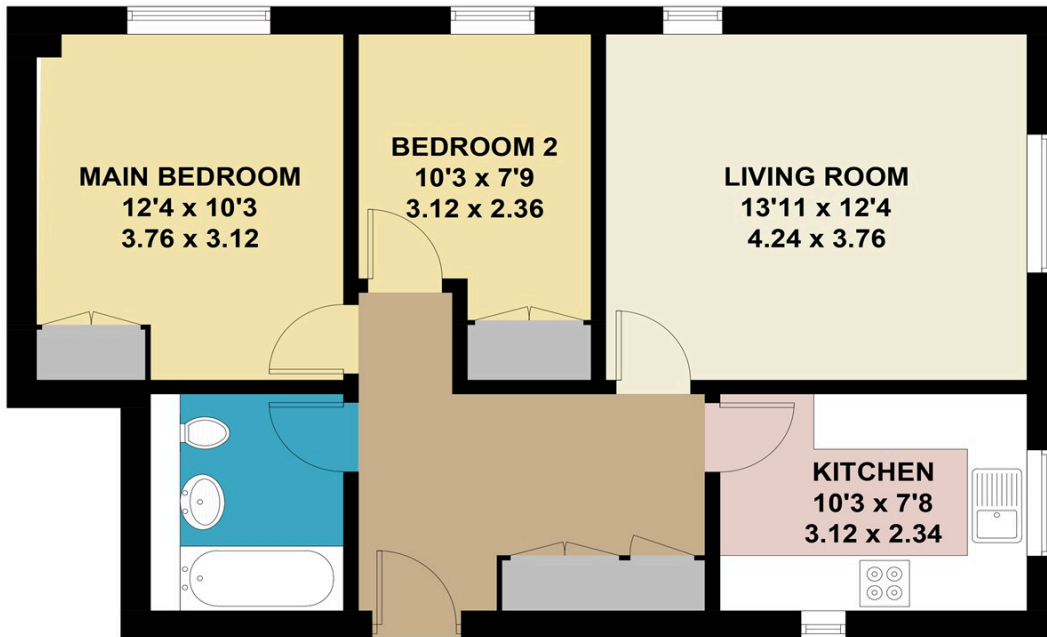


EPC

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

## Lockton House, Wokingham

Approximate Gross Internal Area = 644 sq ft / 59.8 sq m



### FIRST FLOOR

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. (ID1104668)  
Produced by BlueSky Estate Agency Services on behalf of Michael Hardy