

Property ref: 140576



## Elms Road, Wokingham, RG40 2AA

**£1,300 PCM**



This first floor, two-bedroom apartment property within Wokingham town centre is well presented throughout. The property consists of two double bedrooms, a family bathroom with a shower over the bath. Continuing through to a generous sized open plan living, dining and kitchen with all appliances including a dishwasher. The property is fully electric throughout. With a garage in the courtyard. Wokingham council tax band C, EPC band D, Unfurnished.

**Available 30/04/2025**

- - First floor apartment
- - Two double bedrooms
- - Open-plan living space
- - Garage
- - Central location
- - 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.

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

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Heating Type (Gas, Elec, communal boiler etc.): Electric  
Water supply: MAINS  
Drainage info: MAINS  
Electricity supply: MAINS  
Gas supply: NONE  
Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.



Elms Road, Wokingham

Approximate Gross Internal Area = 49.9 sq m / 537 sq ft



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. (ID802150)