

Property ref: 173736



**Rose Street,
Wokingham, RG40 1XU**

£1,350 PCM



A beautifully refurbished 2nd floor apartment in Wokingham Town Centre. Communal front door to hallway and stairs to 2nd floor and front door. Large open plan lounge/dining/kitchen, Double bedroom, Modern bathroom with shower. Communal garden to rear and permit parking available in Rose Street. Unfurnished. Wokingham Council tax band B. EPC band D.

Available 01/08/2025

- One bedroom apartment
- Second floor
- Open plan kitchen/lounge/dining
- Permit parking
- Communal 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
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

Heating Type : Electric

Water supply:Mains

Drainage info: Mains

Electricity supply: Mains

Gas supply: No Gas

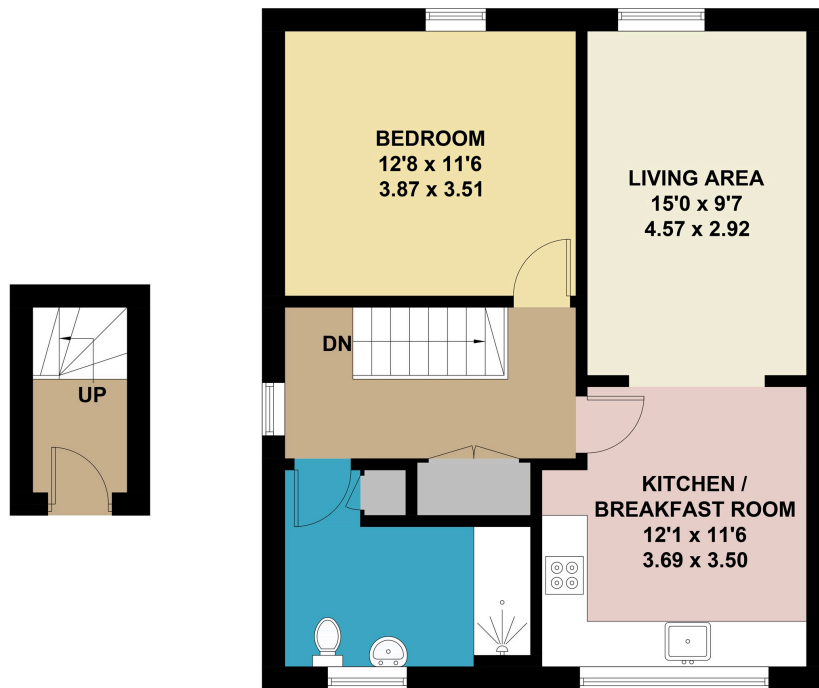
Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.





Rose Street, Wokingham

Approximate Gross Internal Area = 658 sq ft / 61.1 sq m



FIRST FLOOR SECOND 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. (ID 1103277)
Produced by BlueSky Estate Agency Services on behalf of Michael Hardy