

Property ref: 170494



Brook Close, Wokingham, RG41 1ND

£2,500 PCM



Semi-detached four-bedroom property in popular Emmbrook. Benefits from a full refurbishment throughout with decorating and new carpets. Entrance hall with storage, separate dining room, cloakroom, spacious living room with patio door access to garden, modern kitchen with appliances and breakfast room, access to single garage. Four bedrooms, generous primary bedroom with two further doubles, one single bedroom. New fitted family bathroom with shower above bath. Extensive mature garden with patio area and pathway. Driveway parking and single garage. Wokingham Council Band E. EPC rating D. Great location for local shops, leisure, Holt School and mainline railway station

Available Now

- Four Bedroom unfurnished Property In Popular Emmbrook
- Redecorated and New Carpets Throughout
- New Fitted Bathroom
- Three Reception Rooms
- Single Garage and Driveway
- Mature Garden and Patio

*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 : Gas

Water supply: Main

Drainage info: Main

Electricity supply: Main

Gas supply: Main

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.

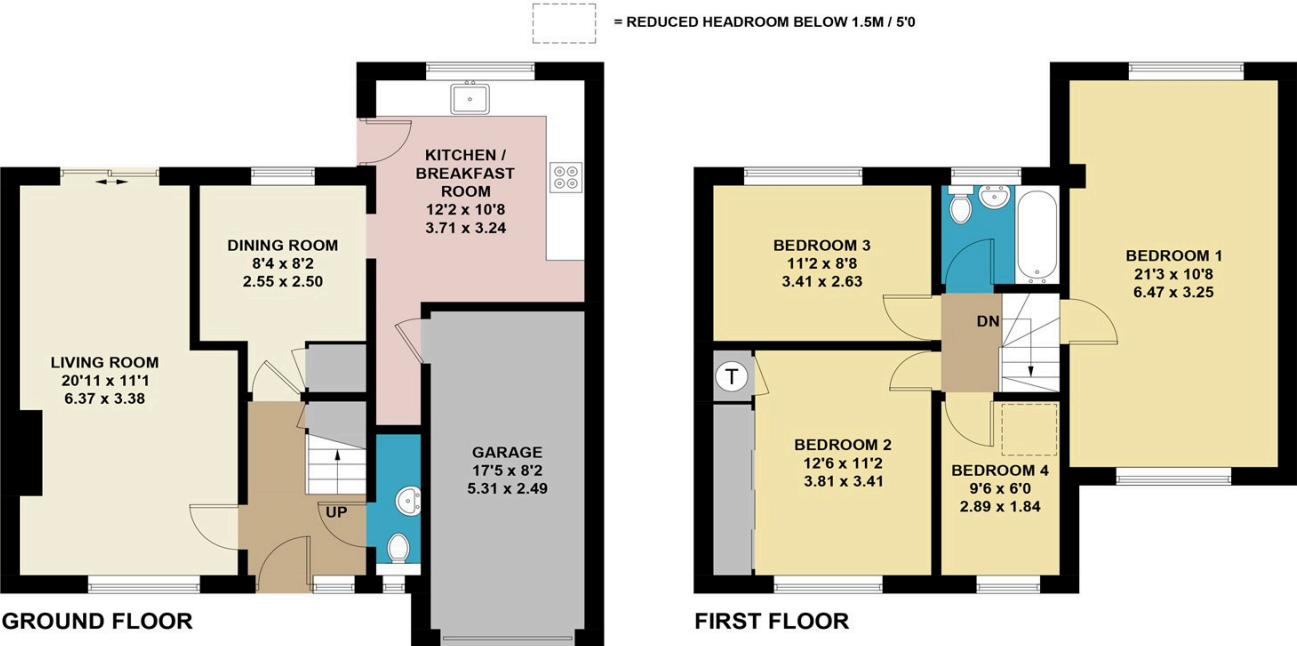






Brook Close, Wokingham

Approximate Gross Internal Area = 122.3 sq m / 1316 sq ft
(Including Garage)



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 1252380)
Produced by BlueSky Estate Agency Services on behalf of Michael Hardy