

Property ref: 134801



## Aphelion Way, Shinfield, RG2 9FR

**£2,200 PCM**



Three/Four bedroom terrace townhouse located in Shinfield with driveway and single garage. The accommodation is split across three floors, the ground floor includes a bedroom, shower room and utility room with access to the garden. The first floor has a living room with a Juliet balcony overlooking the rear garden and separate kitchen/breakfast room with a balcony. The top floor offers two double bedrooms the main having an ensuite shower, a single bedroom/study and a family bathroom. Wokingham Council tax band E. EPC band C. Unfurnished.

### Available Now

- 3/4 Bedrooms
- Ensuite Shower room
- Driveway and garage
- Fitted kitchen with appliances
- Utility room
- 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 offset 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.

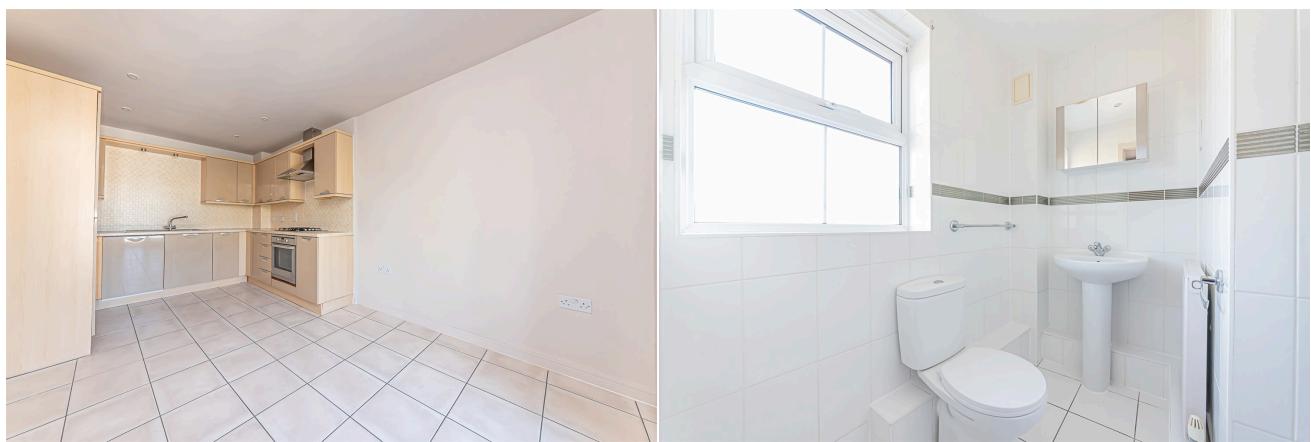
**0118 9776 776**

**lettings@michael-hardy.co.uk** **www.michael-hardy.co.uk**

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

Heating Type : Gas  
Water supply: Mains  
Drainage info: Mains  
Electricity supply: Mains  
Gas supply: Mains

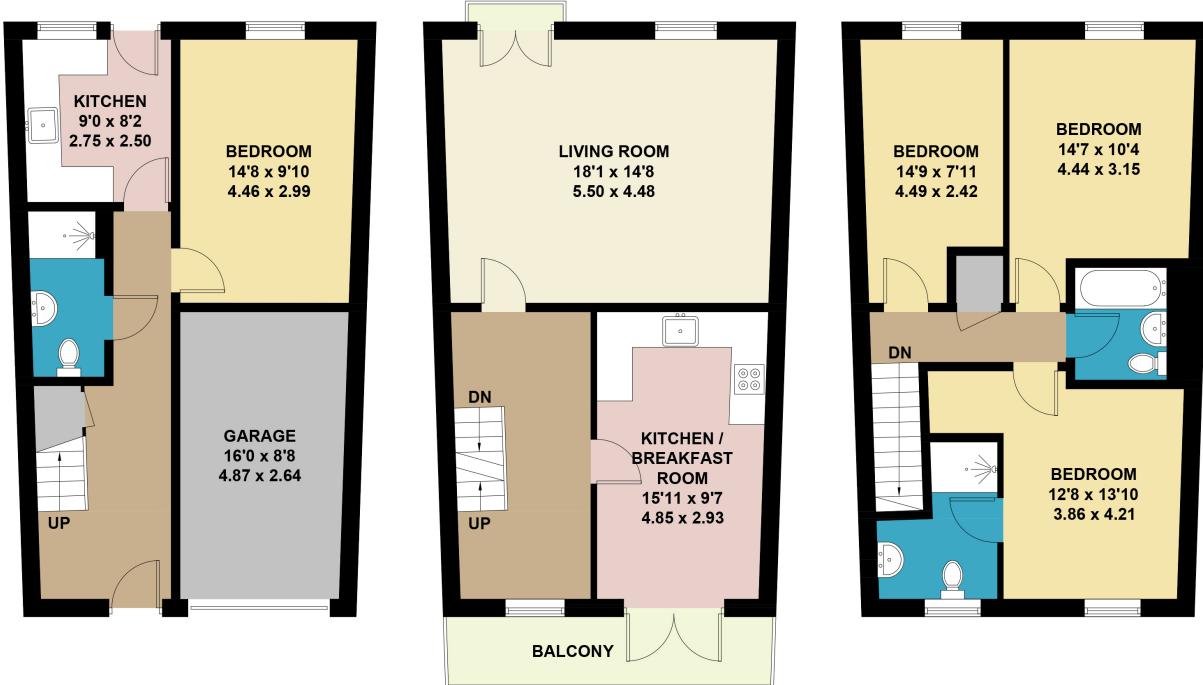
Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.





## Aphelion Way, Shinfield

Approximate Gross Internal Area = 137.7 sq m / 1482 sq ft  
 Garage = 13.4 sq m / 144 sq ft  
 Total = 151.1 sq m / 1626 sq ft



### GROUND 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 907324)  
 Produced by BlueSky Estate Agency Services on behalf of Michael Hardy

### FIRST FLOOR

### SECOND FLOOR