

Aphelion Way,  
Shinfield, RG2 9FR

£2,200 PCM



A very well presented three/four bedroom townhouse situated in Shinfield. Excellent transport links. In good decorative with entrance hall, utility room with appliances and door to rear garden, shower/cloakroom, double bedroom and access to the garage. The middle floor offers a modern kitchen/breakfast room with all appliances and a balcony, living/dining room with a Juliet balcony. The top floor offers two double bedrooms the master having an ensuite shower, a single bedroom/study and a family bathroom. GCH. Single garage and drive. Council tax band E. EPC band C. Unfurnished.

#### Available Now

- 3/4 Bedrooms
- Ensuite Shower room
- Fitted kitchen with appliances
- Newly Decorated and Carpeted
- Radiator central heating
- 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](mailto:lettings@michael-hardy.co.uk) [www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)

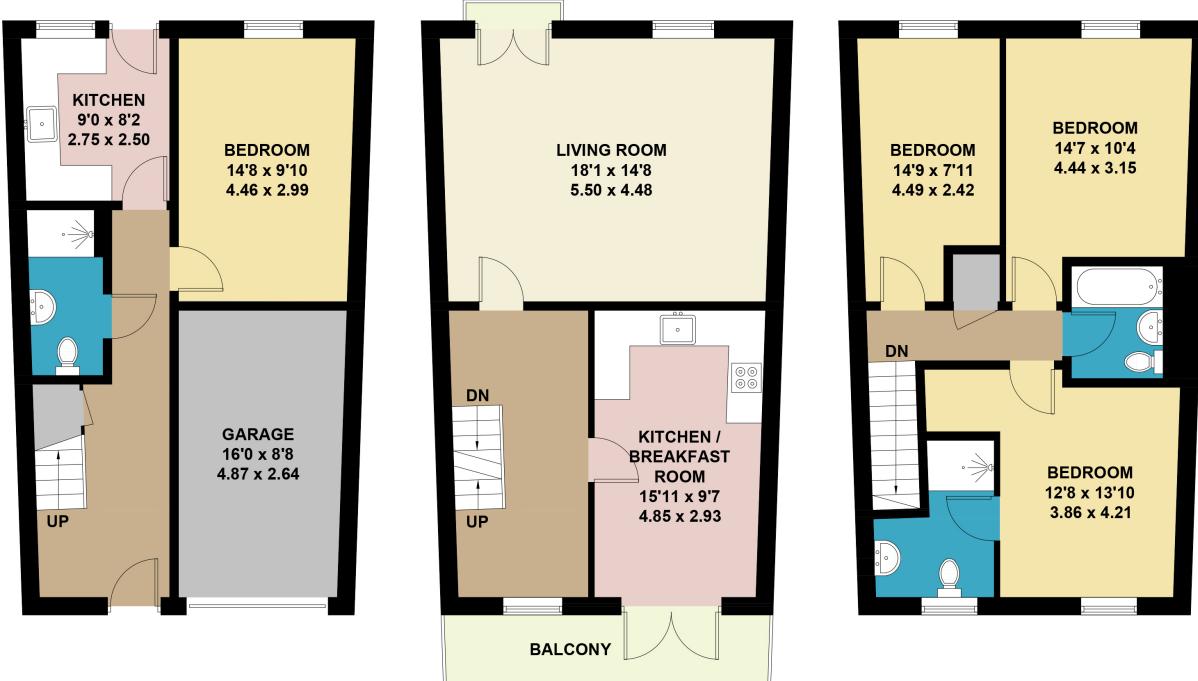
Michael Hardy Lettings, 9 Broad Street, Wokingham, RG40 1AU





## 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



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