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SIMMONS & SONS

To Let : The Studio Apartment, Wargrave Road, RG10 9PH

A superbly appointed studio apartment, presented and furnished to a very high standard, forming part of larger home, situated within a short walk of Twyford village centre and the main line train station.



The apartment is arranged over 2 levels with its own private entrance leading into a hallway with stylish fitted kitchen with induction hob, electric oven, plus combination microwave, fridge and freezer and some cupboard storage. Adjacent to the kitchen is a luxuriously appointed shower room with large, glass shower enclosure, sink with vanity unit and enclosed cistern w.c. Up a naturally lit flight of stairs is a bright studio room with double bed, 2 seater sofa, fitted wardrobe storage and wall mounted television. The accommodation features electric warm air heating with air conditioning. The studio has the benefit of use of a secure gated driveway at the front for parking (please note that this is not allocated). Ideally suited for a single person, requiring access to the commuter routes.

To Let: £1,250pcm Unfurnished EPC rating C

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32 Bell Street
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12 Wote Street
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T: 01256 840077

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151

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- Local Authority: Wokingham Council
- Energy Performance Certificated: Band C
- Rent: The rent of £1,250.00 per calendar month includes all utilities and council tax.
- Term: Available early September for a term of 6 months.
- Mains Services

All negotiations for any rental contract are ‘Subject to Contract’ and ‘without prejudice’.

If you are interested in renting this or any other property that Simmons and Sons Surveyors LLP are offering, please email the terms of your offer to the individual or office dealing with the property.

We have a legal duty to check every tenant has the Right to Rent in the UK. Therefore, please provide us with a copy of your original ID in the form of a passport, biometric resident card, or identity card in order for this to be certified.

To comply with our due diligence procedure, we require proof of address before you move into the property which can be either a bank statement or utility bill, this must be dated within the last 3 months. We can accept scanned copies. Please note driving licence cannot be accepted.

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks’ rent for the property you are interested in. If at any time during that extended period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm and your Landlord.

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