

## To Let : Lambridge Wood Road, Henley-on-Thames, RG9 3BS

A self contained one bedroom Annexe in a sought after road on the outskirts of town. The rent includes bills excluding broadband/phone. Available to a single occupant only, EPC rating C.



A private front door opens into a generous light filled kitchen/ living room. The kitchen area is fitted with a matching range of units, with integrated appliances including washer/ dryer, fridge with freezer draw, oven and electric hob. A solid wood door from the living area leads to the master bedroom and modern en suite bathroom, with a shower over the bath.

The rent includes council tax, water, electric and gas. TV, phone and internet packages are not included.

Henley on Thames is a vibrant historical market town on the banks of the River Thames, famous for the annual Henley Regatta. There are a wide variety of shops, pubs and restaurants in the town as well as the Kenton Theatre, Regal Cinema and the River & Rowing Museum. The popular towns of Windsor, Marlow and Oxford are also within easy reach. The train station offers rail access to London Paddington via Twyford and motorways can be reached via Junction 4 of the M40 at High Wycombe or Junction 8/9 of the M4 at Maidenhead. Reading can be reached by car in under 30 minutes via A4155 or via the regular bus services.

## To Let: £1,250 pcm   Furnished/ Part Furnished   EPC rating C

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32 Bell Street  
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- Local Authority: South Oxfordshire District Council
- Energy Performance Certificated: Band C
- Rent: £1,250 per calendar month inclusive of connected utilities and council tax. TV, phone and internet packages are not included.
- Term: A minimum term of 12 months unless otherwise agreed in advance.
- Available furnished or part-furnished
- Available Now

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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