



## Blenheim Road

, Reading, RG1 5NQ

£1,250 Per Calendar Month



A Delightful ground floor unfurnished flat available within a short distance of Royal Berkshire hospital. The property comprises a newly refurbished kitchen with appliances, two bedrooms with fitted wardrobes, bathroom with bath (mixer tap shower attachment intended for hair washing only), the property also benefits from plenty of storage, off road parking and back door access to a communal garden. Council tax is band B EPC rating is Current 61D and potential 73C. Double glazing & electric heaters. Viewings are highly recommended.

**PLEASE NOTE SUCCESSFUL APPLICANTS WILL HAVE TO PASS A CREDIT CHECK AND AN AFFORDABILITY TEST**

Relevant letting and tenant protection information:

In addition to paying rent for the property, you may also be required to make the following permitted payments:

Before the tenancy starts: Holding Deposit: 1 week's rent; and/or

Deposit: 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent).

During the tenancy: Payments to other third parties: such as Council Tax, utilities or payments for communications services; Default Charges: such as payments for the replacement of lost keys or interest on overdue rent; and tenancy Transaction Charges: such as requests to vary or assign the tenancy.

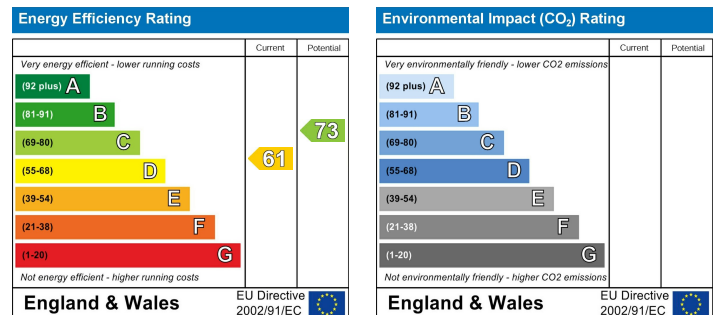




### Area Map



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.