



## Royston Close

Tilehurst, RG30 4LE

£2,000 PCM



Available now and newly refurbished with new flooring throughout and freshly decorated is a well presented four Bedroom detached house in a sought after area in Tilehurst, property will come unfurnished and comprises lounge with patio doors to garden, Kitchen with new appliances, utility room, newly fitted downstairs shower room, Two Bedrooms to ground floor, First floor family bathroom, Two further bedrooms to first floor, good sized rear garden, gas central heating, double glazing, garage & Driveway Parking, Council Tax Band D, EPC Current 69C & Potential 86B. Close to Amenities & Schools.

\* for more info please see [www.vanderpump.co.uk](http://www.vanderpump.co.uk)

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;

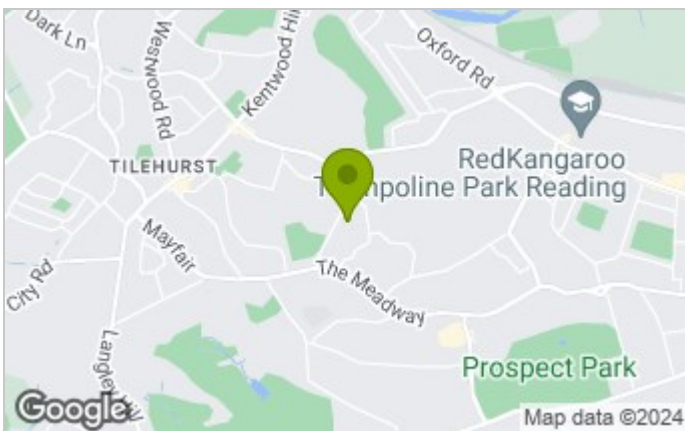
Default Charges: such as payments for the replacement of lost keys or interest on overdue rent; and

Tenancy Transaction Charges: such as requests to vary or assign the tenancy.

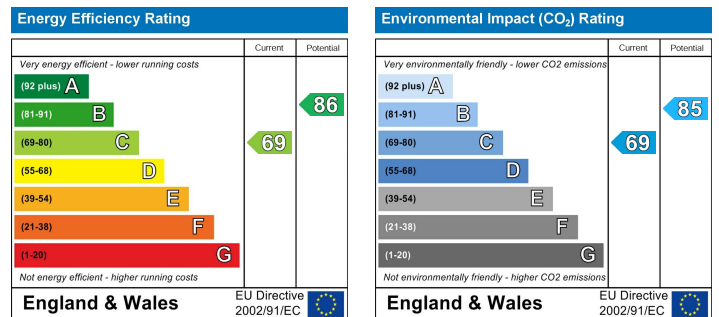




### Area Map



### 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.