



## Eastern Avenue

Reading, RG1 5RY

£850 PCM



SINGLE OCCUPANCY ONLY. A rare opportunity to live in a very well presented newly decorated one bedroom flat situated within a period building. The flat can be found on the ground floor with rear garden views. The property comprises of a spacious lounge, a fitted kitchen with appliances, one double bedroom and a shower room with shower cubicle, basin and wc. The property is all electric throughout meaning easy management of your energy bills. The property is unfurnished and also has the benefit of a communal rear garden. Excellent access to RBH and Reading University, also good access to Reading town centre and mainline station. Council tax band A. Double glazed windows. EPC is current 55D.

Suitable for Single Occupant only. No parking available.

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

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:

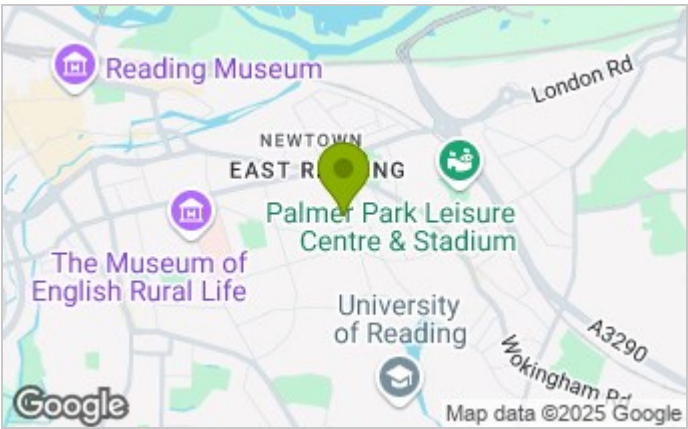
Before the tenancy starts:

Holding Deposit: 1 week's rent; and/or

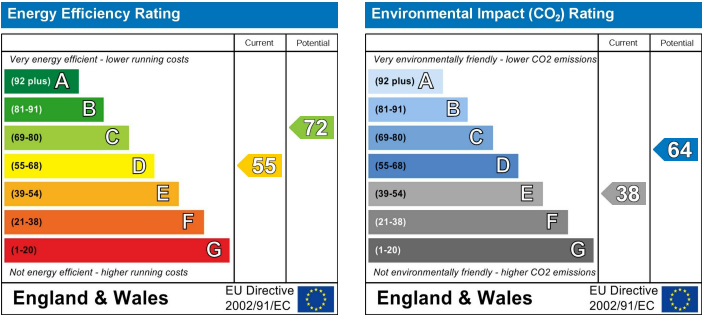




Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.