



## George Street

Reading, RG1 7NT

£1,250 PCM



Available now a split level flat spread over the lower ground and ground floor. This spacious 2 bedroom flat comprises to the lower ground floor of a front aspect spacious lounge, a rear aspect kitchen diner with back door to shared rear garden, also a further large storage area. To the ground floor is one large double bedroom and one large single bedroom, modern fitted bathroom with bath and shower over. Double glazed and new electric heating. Excellent access to Reading town centre and all amenities. Unfurnished. Council tax Band B. Viewings highly recommended.

\* 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.



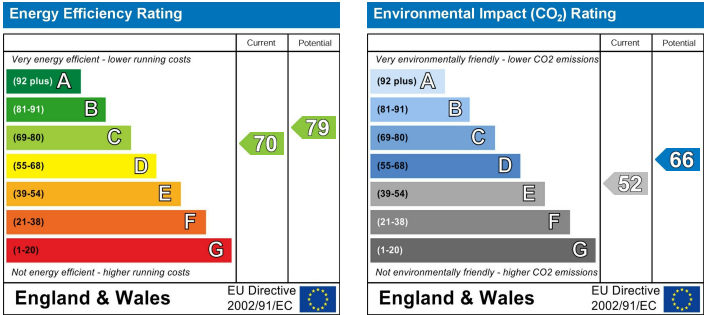




Area Map



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