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**Martin & Pole**

inc. Watts & Son est. 1846

Residential & Commercial Estate Agents  
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

## 63 Upper Crown Street, Reading



A well presented two bedroom Victorian Terrace

**Within walking distance of Reading Town Centre**

**2 Bedrooms, Lounge, Dining Room, Kitchen, Bathroom, Double Glazing, Gas fired central heating**

EER: C76

COUNCIL TAX: Reading Borough Council Band- C

DEPOSIT: £1,557.70

HOLDING DEPOSIT: £311.54

BROADBAND: Ultrafast

HIGHEST AVAILABLE DOWNLOAD: 1000Mbps

HIGHEST AVAILABLE UPLOAD: 1000Mbps

**Available from June**

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or [lettings@martinpole.co.uk](mailto:lettings@martinpole.co.uk)



**Price £1350 pcm Unfurnished**

## 63 Upper Crown Street, Reading RG1 2SS

**ACCOMMODATION:** The accommodation briefly comprises:

**On the ground floor:**

Upvc double glazed front door

**Lounge:** front aspect, double glazed window, fireplace with storage cupboards either side, carpet.

**Dining Room:** rear aspect, double glazed French doors to rear garden, carpet.

**Kitchen:** side aspect, double glazed window, range of fitted units, rolled edge work tops, one and a half bowl sink unit with mixer tap, built-in oven and hob, freestanding washing machine and fridge, ceramic tiled floor.

**Bathroom:** opaque double glazed window to side, white suite comprising 'P' shaped panel enclosed bath with shower above, low level W.C., pedestal wash hand basin, fully tiled walls, ceramic tiled floor.

**On the first floor:**

**Bedroom 1:** front aspect, double glazed window, over stairs cupboard, carpet.

**Bedroom 2:** rear aspect, double glazed window, carpet.

**Outside:**

Residents on street parking

**Rear Garden:** enclosed by wood panel fencing and brick wall.

**Directions: From the A4 London Road in Reading,** proceed past the Royal Berkshire Hospital on the left hand side. Continue over the traffic lights with the A327 and take the next turning on the left into Newark Road, turn left into Upper Crown Street then bear right.

### TENANTS PERMITTED PAYMENTS

**Before the tenancy starts:-**

Holding Deposit: one week's rent, payable on the Landlord agreeing to the proposed letting and commencement date, subject to references. Once the holding deposit is received in cleared funds the property will be withdrawn from the market for fifteen days (eleven working days). If the Tenant provides false or misleading information, fails a reference or right to rent check, or withdraws from renting the property the holding deposit will be retained by the Agent. If the landlord withdraws the deposit will be refunded.

**Tenancy Requirements:**

**Deposit:** equivalent to five weeks' rent for any contingencies arising out of the Tenancy in respect of dilapidations and any other outstanding charges. The deposit will be held by The Deposit Protection Service for the duration of the Tenancy. The Tenant is not entitled to any interest accrued on their deposit whilst it is held by the Deposit Protection Service.

First month's rent in advance. The rent to be paid by monthly standing order.

**During the Tenancy:**

Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate where the rent has been outstanding for 14 days or more for each day the payment is outstanding (from the date set out in the tenancy agreement).

Payment of £50 for any changes to the terms of the tenancy agreement when requested by the Tenant and agreed by the Landlord.

Payment for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with the early termination of the tenancy if requested by the Tenant.

**During the Tenancy (payable to the provider) if permitted by the Tenancy Agreement and applicable:**

Utilities: gas, electricity, water;

Council Tax; Telephone and broadband; Installation of cable/ satellite; Television licence.

**Other permitted payments:**

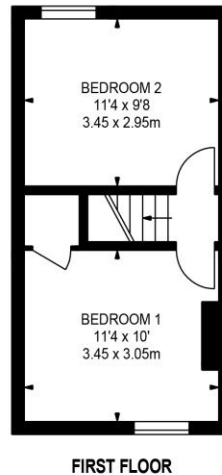
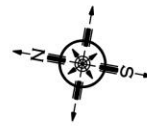
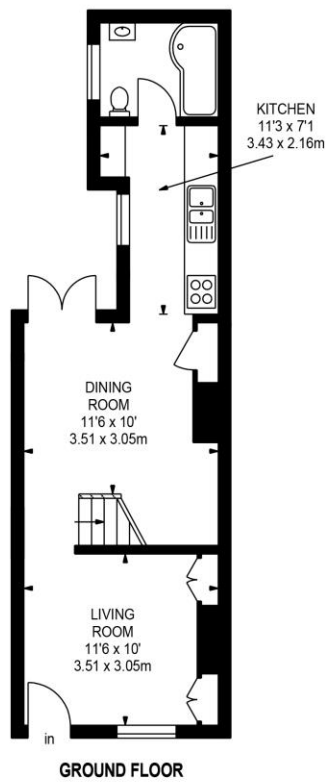
Any other permitted payment, not included above, under the relevant legislation including contractual damages.

**Money Protection:**

Martin & Pole is a member of the Royal Institution of Chartered Surveyors, which includes a client money protection scheme and also a member of the Property Ombudsman redress scheme.

**IMPORTANT NOTICE:** We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed, nor do they necessarily guarantee a place in the school. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment.

Fo:35322



REF-MP-63



APPROX. GROSS INTERNAL FLOOR AREA 648 SQ FT / 60.20 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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