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Martin & Pole
inc. Watts & Son est. 1846

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

Chartered Surveyors & Estate Agents

Flat 5, Colburn House, 41 Broad Street, Wokingham



An attractive one bedroom first floor apartment in a Grade II listed building

In Wokingham Town Centre within walking distance of the railway station and all amenities

**1 bedroom, open plan lounge and kitchen, shower room, gas central heating
communal courtyard**

EER: Exempt
COUNCIL TAX: Wokingham Borough Council Band C
DEPOSIT: £1,038.50
HOLDING DEPOSIT: £207.70
BROADBAND: Superfast
HIGHEST AVAILABLE DOWNLOAD: 80Mbps
HIGHEST AVAILABLE UPLOAD: 20 Mbps

Available from the middle of July

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or lettings@martinpole.co.uk



Price £900 pcm -unfurnished

Flat 5 Colburn House, 41 Broad Street, Wokingham RG40 1AU

ACCOMMODATION: The accommodation briefly comprises (all dimensions are approximate):

On the ground floor:

Communal Entrance Hall: ornate tiled floor, staircase, door to rear courtyard.

On the first floor:

Entrance Lobby: cupboard housing central heating boiler, entry phone, smoke alarm, beige carpet.

Open plan lounge and kitchen: 13' x 17'10 at widest point, 'L' shaped room.

Lounge area: Original feature ornamental fireplace, sash windows, curtains, radiator, beige carpet.

Kitchen area: range of dark wood eye and base level units with black rolled edge work tops and tiled splash backs, round inset stainless steel sink with mixer tap, built-in cooker with extractor above, integrated washer/dryer, integrated fridge, smoke alarm, vinyl flooring.

Bedroom: 8' x 11' sash window, curtains, radiator, cream carpet.

Shower room: white suite comprising tiled shower cubicle with wall mounted shower, pedestal wash hand basin with mirror above, low level W.C., extractor fan, chrome heated towel rail, vinyl flooring.

Outside:

Rear: Communal courtyard with bin storage for each flat.

Directions: From Martin & Pole's office in Broad Street, on foot turn right out of the office and walk approximately two hundred yards where the property will be found on the right hand side at the traffic lights with Rectory Road.

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: Please note that we have not checked whether any extension or alterations to the property comply with planning or building regulations. This should be checked by your solicitor or surveyor. 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.

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Measurements are approximate. Not to scale. Illustrative purposes only
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Wallis House
27 Broad Street
Wokingham
RG40 1AU
T: 0118 978 0777
w@martinpole.co.uk

The Auction House
Milton Road
Wokingham
RG40 1DB
T: 0118 979 0460
a@martinpole.co.uk

Fine & Country
Wallis House
27 Broad Street
Wokingham RG40 1AU
T: 0118 989 4499
wokingham@fineandcountry.com

Associated Office:
16 The Parade
Silverdale Road
Earley Reading RG6 7NZ
T: 0118 926 4422
e@martinpole.co.uk

www.martinpole.co.uk



0118 978 0777