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**Martin & Pole**  
inc. Watts & Son est. 1846

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

Chartered Surveyors & Estate Agents

## 20 Rose Street, Wokingham



With accommodation over three floors an unusual 4/5 bedroom property.  
Refurbished and redecorated to a high standard last year.

**In Wokingham Town Centre close to all amenities and within walking distance of the mainline railway station.**

**4/5 Bedrooms, Bathroom, Shower Room, Kitchen/Diner, Lounge, Study/ Bedroom 5, Double Glazing, Gas Central Heating, Rear Garden with parking for one**

COUNCIL TAX: Wokingham Borough Council Band- F  
EER: D60  
DEPOSIT: £2,884.65  
HOLDING DEPOSIT: £576.93  
BROADBAND: ULTRAFAST  
HIGHEST AVAILABLE DOWNLOAD: 1000Mbps  
HIGHEST AVAILABLE UPLOAD: 100Mbps

**Available immediately**

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 £2,400 pcm Unfurnished**

## 20 Rose Street, Wokingham, RG40 1XU

**ACCOMMODATION:** The accommodation briefly comprises:

*On the ground floor:*

Double glazed door to:

**Lobby:** coat hooks, shelf, Dimplex heater, alarm control panel, fuse box.

**Kitchen/Breakfast Room:** front aspect, double glazed window, Vertical blind, range of wood veneer eye and base level units with roll edged work tops and tiled splash backs, one and a half bowl stainless steel sink unit with mixer taps, five burner gas hob with extractor above, built in oven, built-in microwave, integrated fridge/freezer, dishwasher, washer/dryer, radiator, smoke alarm, central heating boiler, vinyl floor.

**Lounge:** rear aspect, double glazed window and French doors, vertical blinds 2 x radiators, under stairs cupboard, vinyl floor

**Stairs:** oak panelled flooring to lower part of stairwell, carpet, wooden hand rails.

*On the first floor:*

**Landing:** airing cupboard, smoke alarm, radiator, carpet.

**Bedroom:** front aspect, double glazed window, curtains, radiator, telephone point, carpet.

**Bedroom/ Study:** rear aspect, double glazed window, curtains, TV aerial point, radiator, carpet.

**Bedroom:** rear aspect, double glazed window, curtains, radiator, TV aerial point, carpet.

**Stairs:** wooden hand rails, carpet.

**Bathroom:** white suite comprising of panel enclosed bath with mixer taps, shower above, glass shower screen, pedestal wash hand basin, low level W.C., wall mounted cabinet with mirror door, heated towel rail, partly tiled walls, vinyl floor.

*On the second floor:*

**Landing:** storage cupboards, smoke alarm, beige carpet.

**Bedroom:** rear aspect, large double glazed window, curtains, built-in wardrobe, radiator, carpet.

**Bedroom:** front aspect, double glazed window, roman blind, built-in wardrobe, radiator, TV aerial point, carpet.

**Shower Room:** comprising 900mm glazed shower cubicle, concealed flush W.C., vanity wash hand basin, chrome ladder style radiator, tiling to walls, vinyl floor.

**Outside:**

**Rear Garden:** enclosed by wood panel fencing, wooden panelled gate on rollers, paved patio, steps leading to block paved area, parking, garden shed.

**Directions:** From Martin & Poles' office in Broad Street, turn left and proceed to the corner and turn left onto Rose Street. Number 20 will be found on the left hand side just past the charity shop.

### 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.

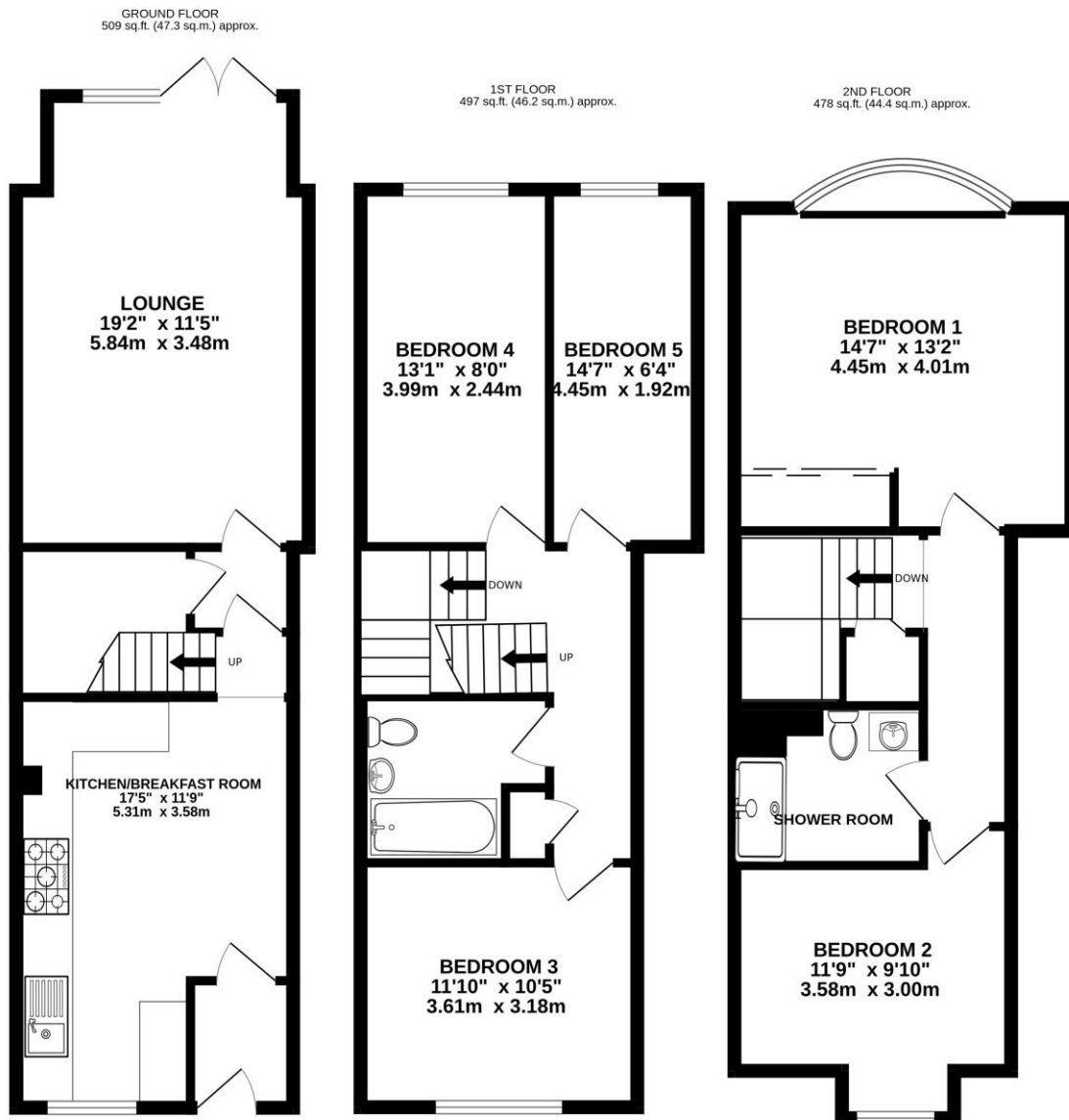
#### Other permitted payments:

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:31866



TOTAL FLOOR AREA : 1484 sq.ft. (137.8 sq.m.) approx.

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](http://www.martinpole.co.uk)



0118 978 0777