

79 Grovelands Road, Reading, Berkshire, RG30 2NY



**SANSOME AND GEORGE TILEHURST** - A two bedroom mid-terraced house situated in West Reading within walking distance to train station, frequent bus services and local amenities.

The property is offered unfurnished.

Please contact Sansome & George for more information or to arrange a viewing appointment on 01189 391 999

Available, £1,200 Per Calendar Month, Unfurnished

sansome & george  
Residential Sales & Lettings

Accommodation: As detailed overleaf and as illustrated on floor plan below.

Outside: Fully enclosed rear garden.

Energy Performance Rating: The full results of the energy performance assessment can be supplied upon request.

Local Authority: Reading Borough Council Council Tax

Tenancy: An Assured Shorthold Tenancy is available for a minimum period of 12 months subject to a 6 month break clause.

Possession: Available Now (subject to the usual formalities).

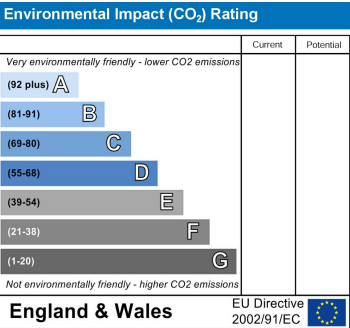
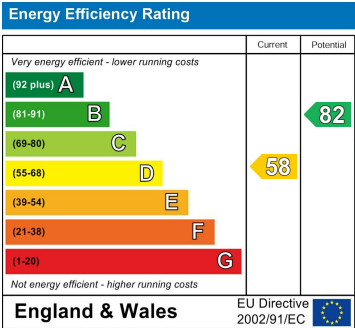
Rent: £1200 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1384 The deposit will be paid to the agent who is a member of the deposit protection service (DPS) who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

Outgoings: The tenant will be responsible for all outgoings including Council Tax, water, gas (where relevant), electricity, telephone, broadband and TV

Restrictions: The property is not suitable for smokers. Sub-lettings is strictly prohibited.



Misrepresentation and Misdescriptions Acts  
Sansome & George for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.