



Oxford Road, Available, £1,000 Per Calendar Month, Unfurnished

A well presented one double bedroom first floor maisonette offering well proportioned accommodation. The property is within walking distance of Tesco Superstore and Reading West Train Station with links via Reading to Oxford, Basingstoke and London Paddington and is conveniently located under one mile from Reading's thriving town centre with a wealth of high street shops, restaurants, cafes, bars as well as Reading mainline train station.

Accommodation comprises of an entrance hall with stairs leading to a front aspect 15" living room, double bedroom, shower room and kitchen with appliances, UPVC double glazing, eclectic wall mounted heating. Subject to Reading Borough Councils Residents Parking Scheme you may be able to apply for a discretionary permit parking - NOT GUARANTEED.

#### Property Details :-

Energy Performance Rating: The full results of the energy performance assessment can be supplied upon request  
Local Authority: Reading Borough Council Band A

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

Possession: Available immediately (subject to the usual formalities)

Rent: £1000 per calendar month paid in advance by Bankers Standing Order

Deposit: £1153.84 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 other outgoings including council tax, water, gas, electricity, telephone, broadband and TV

Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited

#### Misrepresentation and Misdemeanors Acts

Sansome & George Residential Sales & Lettings LTD 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 Residential Sales & Lettings LTD 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.







Total area: approx. 57.1 sq. metres (614.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	57
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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