



Milman Road, Available, £800 Per Calendar Month, Unfurnished

sansome  george
Residential Sales & Lettings

A spacious and well-presented lower ground floor studio apartment located conveniently within 15 minutes walk of Reading town centre with mainline train station offering links via Reading to Oxford, Basingstoke and London Paddington plus a wealth of high street shops, bars, restaurants.

Approached via steps down to the private front door, internally the accommodation comprises of, entrance hall, bay fronted living room / bedroom, modern fitted kitchen and shower room. The property also features UPVC double glazed windows.

Property details:

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

Local Authority: Reading Borough Council

Council Tax: - Band A

Tenancy: An Assured Shorthold tenancy is available for a minimum period of 12 months.

Possession: 3rd May (subject to the usual formalities).

Rent: £800 per calendar month paid in advance by Bankers Standing Order.

Deposit: £932.07 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 is to be responsible for all outgoings including, council tax, water, gas, electricity telephone and TV.



Ground Floor

Approx. 27.1 sq. metres (291.5 sq. feet)



Total area: approx. 27.1 sq. metres (291.5 sq. feet)



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

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