



Laytom Rise, Available, £1,050 Per Calendar Month, Unfurnished

sansome & george
Residential Sales & Lettings

A well presented one double bedroom first floor maisonette, located in a sought after position in the Westwood Fields development on the Tilehurst / Purley borders. Bus routes to town and Tilehurst are nearby with access to a Tesco local store and walking distance to Tilehurst mainline station with services to London Paddington and Oxford.

Accommodation comprises of an entrance hall with stairs rising to first floor, generous lounge / diner, modern fitted kitchen with appliances, three piece bathroom with shower over and one double bedroom with built in double wardrobe. Further benefits include gas central heating, UPVC double glazing & 1 allocated parking space.

Energy Performance Rating: The full results of the energy performance assessment can be supplied upon request
Local Authority: West Berkshire Council - Band B

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

Possession: Available from 4th May 2024 (subject to the usual formalities).

Rent: £1050 per calendar month paid in advance by Bankers Standing Order

Deposit: £1211.53 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

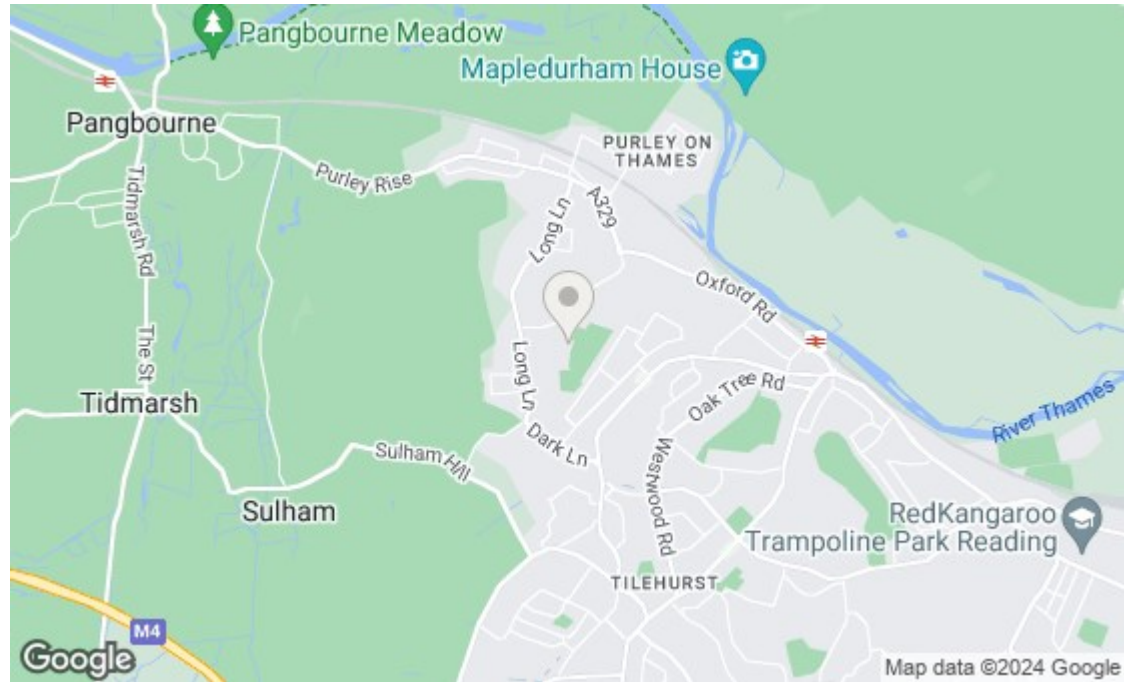
Outgoings: The tenant will be responsible for all outgoings including Council Tax, water, gas (where relevant), electricity, telephone, broadband and TV

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





Total area: approx. 43.0 sq. metres (462.6 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	75	77

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		

9 The Triangle, Tilehurst, Reading, Berkshire RG30 4RN
0118 939 1999 - tilehurst@sansome-george.com