



Cambridge Street, Available, £1,550 Per Calendar Month, Unfurnished

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Residential Sales & Lettings

A well presented two double bedroom mid-terrace house, offers well proportioned accommodation including a loft room. 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 leading to stairs rising to first floor, open plan living room, kitchen opening out onto a dining area with doors leading garden plus a door from the kitchen to storage room. Upstairs boasts two double bedrooms, four piece bathroom suite with shower cubicle, bath, WC and wash hand basin and paddle stairs leading to loft room. To the rear of the property is a rear garden with patio area leading to lawn. Subject to Reading Borough Councils Residents Parking Scheme you may be able to apply for permit parking.

Property Details :-

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

Local Authority: Reading Borough 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 beginning May (subject to the usual formalities)

Rent: £1550 per calendar month

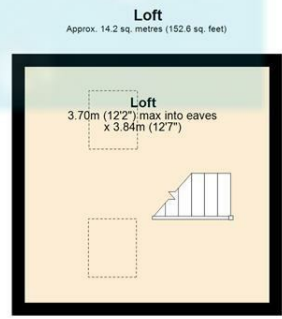
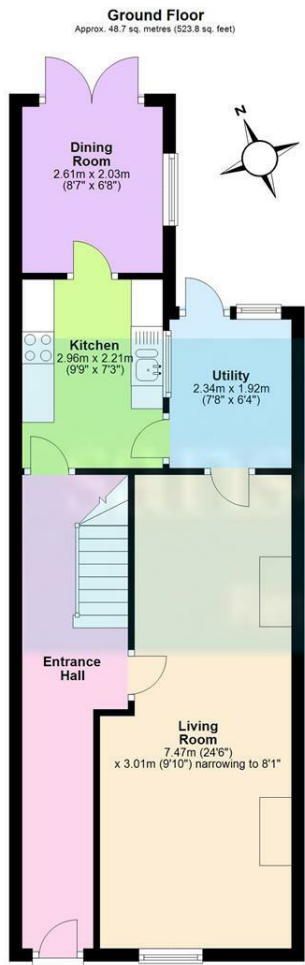
Deposit: £1788.46 The deposit will be paid to the agent who is a member of the deposit protection service (DPS) who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier

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

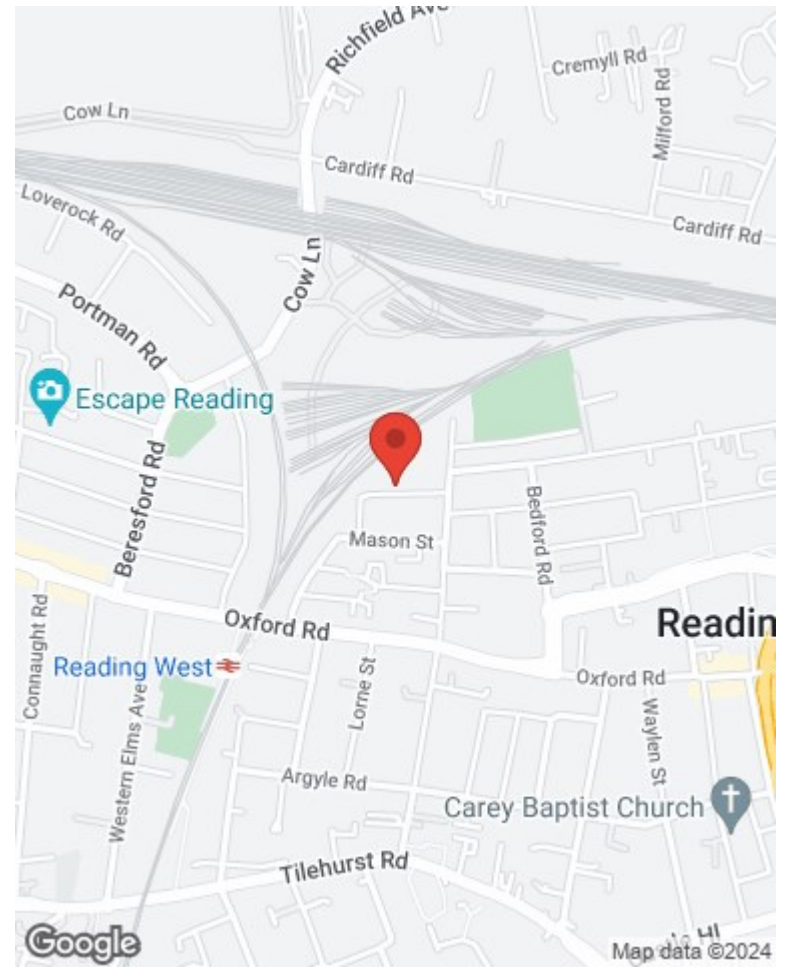
Outgoings: The tenant will be responsible for all other outgoings including council tax, water, gas, electricity, telephone, broadband and TV

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





Total area: approx. 104.1 sq. metres (1120.6 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	

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	

Misrepresentation and Misdescriptions Acts
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