



sansome  george

Nightingale Way, Available, £1,300 Per Calendar Month, Furnished

sansome  george

Residential Sales & Lettings

A deceptively spacious, second floor, modern apartment, situated on the popular 'Renaissance' development to the west of Reading Town Centre. This one double bedroom, furnished, apartment is within a short walk of a wealth of amenities to include West Reading train station (links London Paddington) and regular bus services into Reading town centre which is approximately 1¼ miles away. A range of local shops including the 24 hour 'Tesco Extra' supermarket, library, gym, restaurants and cafes are all close by as well as Battle Square, with residents green space, being conveniently within 2 minutes walk.

The communal entrance offers both stairs and lift access to the second floor. The apartment has a private front door opening to a spacious entrance hall with two large storage cupboards, one of which houses the washing machine. A beautiful open plan living space with views of the communal courtyard boasts a modern kitchen area and ample dining and living space. The double bedroom had built-in wardrobes and a door leading to the balcony, which offers further views of the courtyard. There is a modern three piece bathroom comprising of bath with shower over, wash hand basin and W.C. Externally is a well maintained courtyard for residents use, which is accessed from the first floor. No allocated parking available.

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 B

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

Possession: 5th August (subject to the usual formalities).

Rent: £1300 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1500 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.

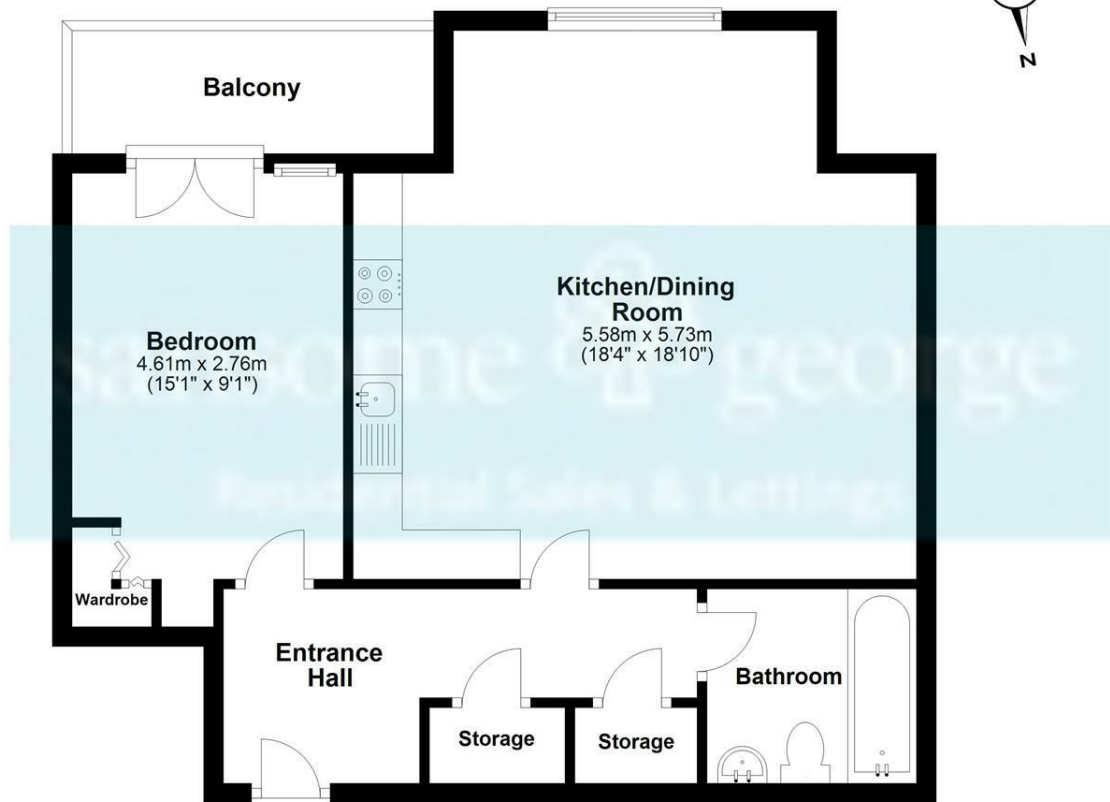
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

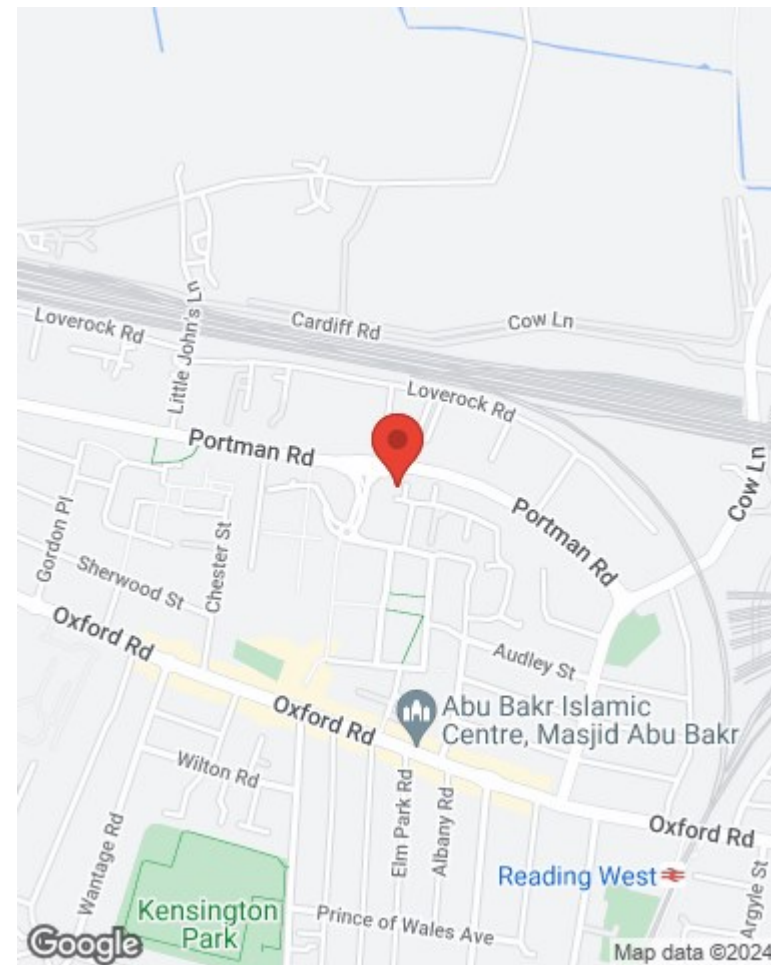


Second Floor

Approx. 56.2 sq. metres (604.9 sq. feet)



Total area: approx. 56.2 sq. metres (604.9 sq. feet)

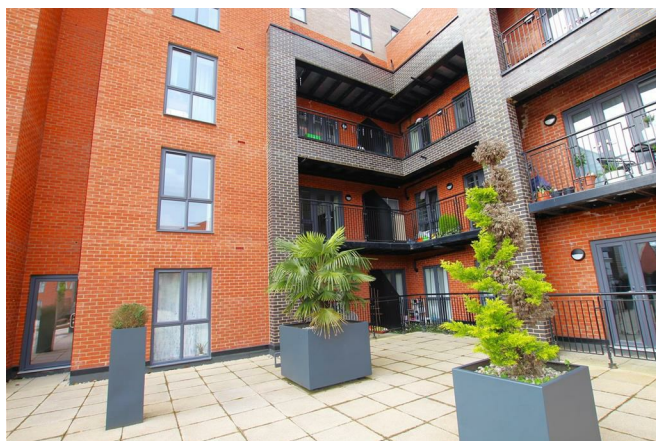
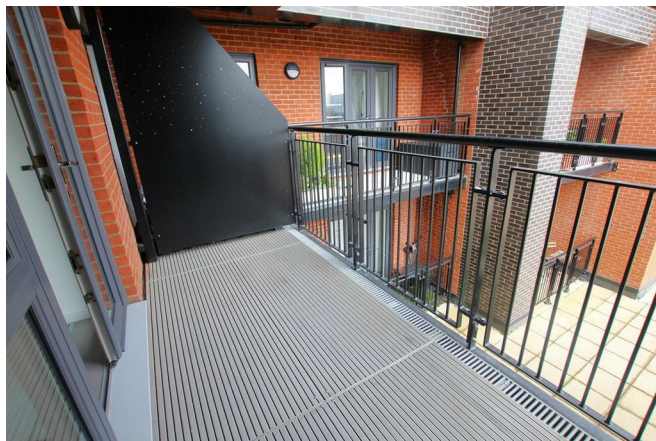


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

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.



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