



Western Elms Avenue, Available, £1,500 Per Calendar Month, Furnished

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Residential Sales & Lettings

A beautifully presented very spacious, with high ceilings, first floor apartment boasting two double bedrooms and two bathrooms, offering spacious accommodation throughout and benefiting from off road parking and a communal garden. Situated on a sought after tree lined road just outside the RG1 postcode and is within 1 mile from Reading Town Centre and mainline Train Station, the property is within close proximity of all amenities to include Supermarkets, Shops, Pubs, Restaurants and Cafes. Reading West Train Station (Reading, Paddington, Newbury, Theale, Basingstoke), regular 24 hour bus service and Doctors Surgery are also conveniently within 5 minutes walk.

With a private ground floor entrance opening onto stairs rising to the first floor, accommodation comprises of inner hallway, large modern kitchen breakfast room with five ring gas hob, double oven, washing machine, integral dishwasher and fridge freezer, two very spacious double bedrooms, en-suite shower room with cubicle and basin to bedroom one and main bathroom with walk in shower, bath, wash hand basin and W.C., and an equally well proportioned front aspect 15' living room. Externally there is parking to the rear together with a small communal garden.

Property details:

Property benefits from: Newly installed double glazing

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

Local Authority: Reading Borough Council.

Council Tax: - Band C

Tenancy: An Assured Shorthold tenancy is available for a minimum period of 6 months.

Possession: Available 6th September (subject to the usual formalities).

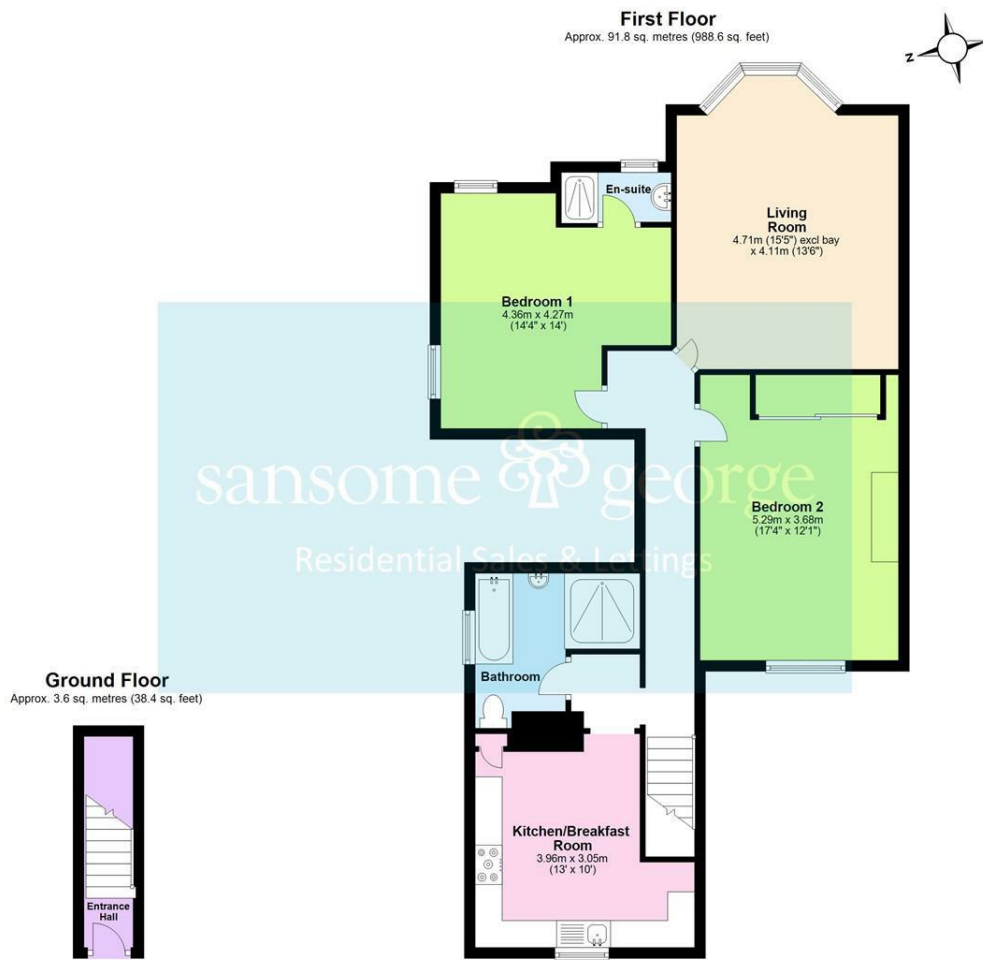
Rent: £1500 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1730.76 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.

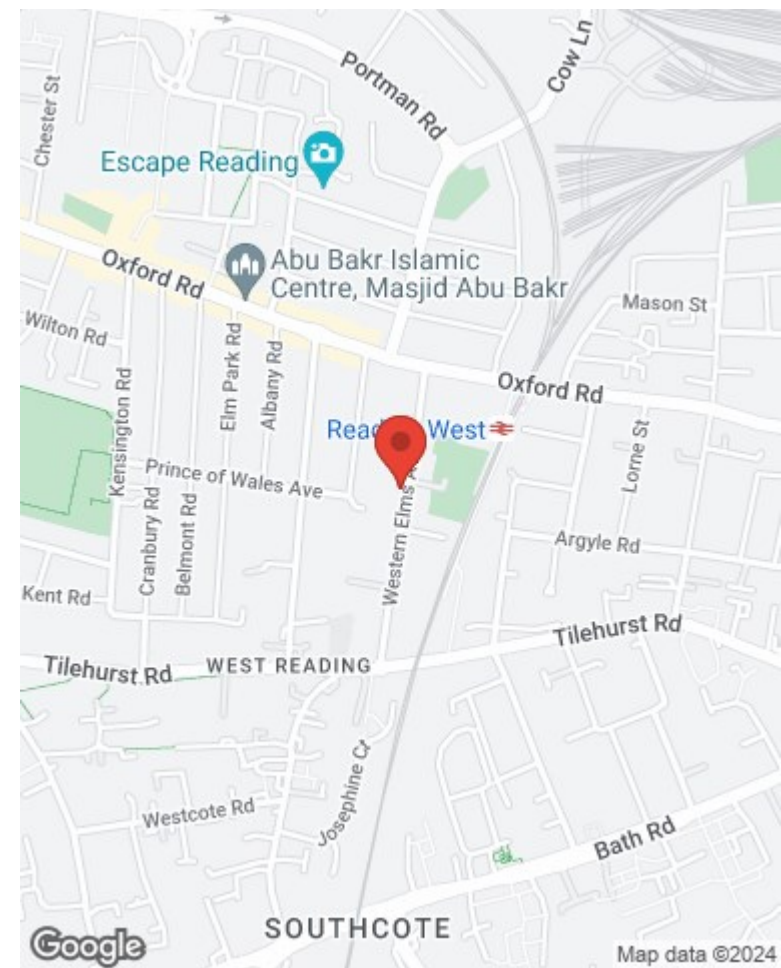
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

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





Total area: approx. 95.4 sq. metres (1027.0 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		

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