



**Elm Park Road, Available, £1,400 Per Calendar Month, Unfurnished**

**sansome & george**  
Residential Sales & Lettings

This two double bedroom mid terrace house is situated to the west of Reading town centre providing easy access to transport links such as bus routes and J12 M4, as well West Reading Train Station and within walking distance of Tesco's 24 hours Supermarket.

Approached via a small front garden, the front door leads into the living room with understairs storage, door to dining room with stairs to the first floor, a fitted kitchen with appliances (fridge/freezer, washing machine, electric cooker), handy lean-to with door to the enclosed rear garden. Upstairs boasts two double bedrooms both serviced by a three piece bathroom including shower over bath. To the exterior is an attractive low maintenance rear garden. The property further benefits from UPVC double glazed windows and gas radiator central heating. Subject to Reading Borough Councils Residents Parking Scheme you may be able to apply for permit parking.

(Disclaimer - Photos taken prior to commencement of tenancy)

**Property details:**

Energy Performance Rating: D - 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 6 months.

Possession: Available 2nd September 2024 (subject to the usual formalities).

Rent: £1400 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1615.38 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.

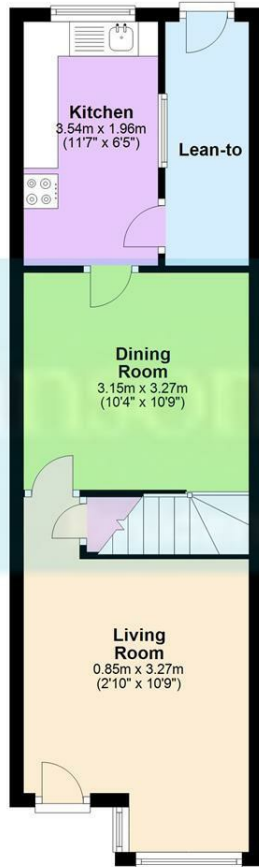
Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

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



### Ground Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



### First Floor

Approx. 31.9 sq. metres (342.9 sq. feet)



Total area: approx. 70.0 sq. metres (753.4 sq. feet)

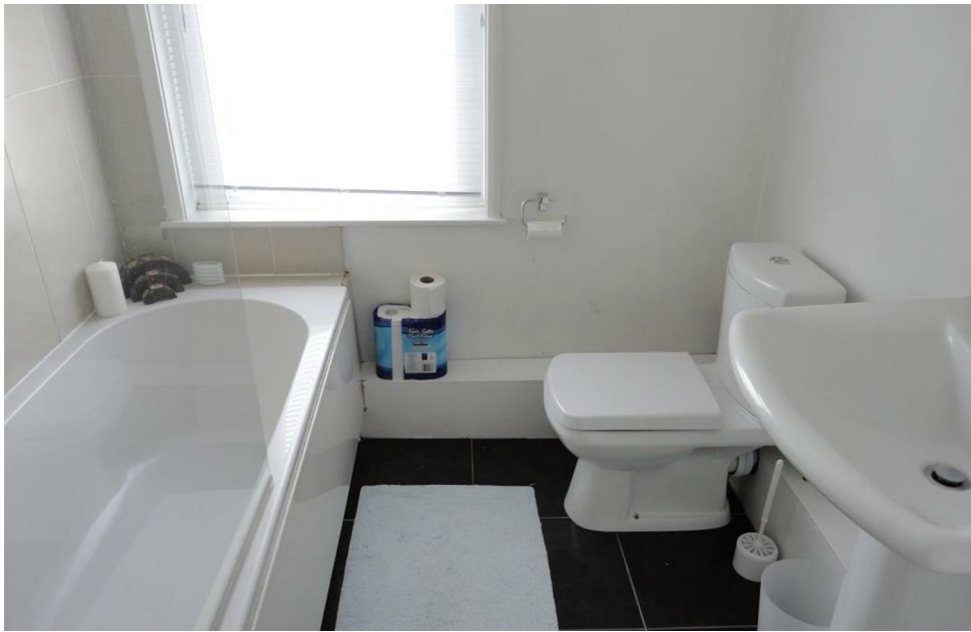


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>55</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>48</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

#### Misrepresentation and Misdescriptions Acts

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