



58A Cockney Hill, Available, £1,500 Per Calendar Month,

sansome & george
Residential Sales & Lettings

A spacious, unique two double bedroom converted wash house located in an elevated position on a sought after residential road approximately three miles west of Reading town centre. Local amenities include Prospect Park, The Meadway shopping precinct, regular bus services as well as local primary and secondary schools. The M4 motorway is a short commute by car via the A4 Bath Road situated just minutes away. Please note there are two homes within the grounds.

Accessed via a gated entrance, the front door leads to a 36" open plan living area boasting a hand made bespoke kitchen with fitted appliances, stairs rise to the first floor, two double bedrooms with fitted wardrobes and a modern three piece bathroom with shower over bath. To the exterior is a well established cottage garden to front and on road parking (restrictions may apply).

Property details:

Energy Performance Rating: C - 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 2nd 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.

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



Ground Floor
Approx. 38.1 sq. metres (409.8 sq. feet)



First Floor
Approx. 38.1 sq. metres (409.8 sq. feet)



Total area: approx. 76.2 sq. metres (819.7 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		88

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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