



Cambridge Street, Available, £1,500 Per Calendar Month, Unfurnished

sansome & george
Residential Sales & Lettings

Currently undergoing re-decoration, this three double bedroom mid-terrace house, offers well proportioned accommodation. 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 a front aspect lounge, rear aspect dining room, kitchen, internal lobby with door to garden and ground floor three piece bathroom. Upstairs boasts three double bedrooms, one with en-suite shower room. To the rear of the property is a low maintenance paved rear garden. 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: 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 subject to a 6 month break clause

Possession: Available immediately (subject to the usual formalities)

Rent: £1500 per calendar month, inclusive of Council Tax, water, gas and electric, 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

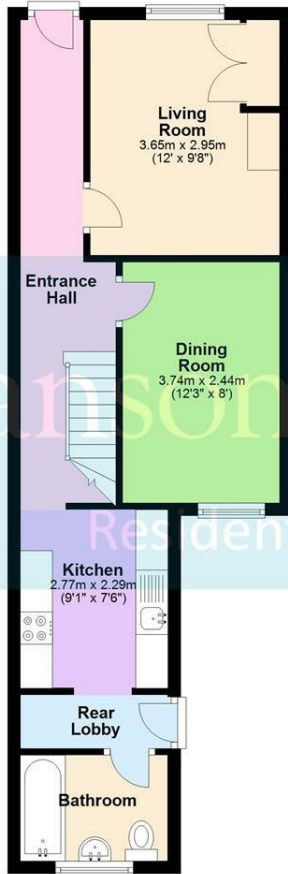
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment

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

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



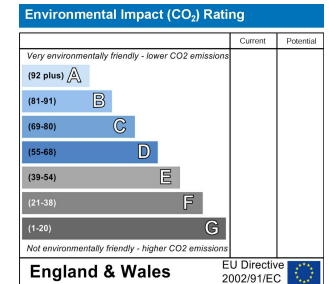
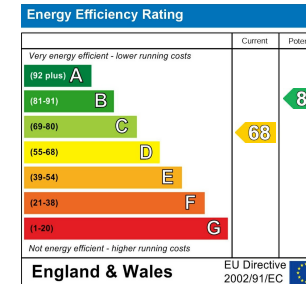
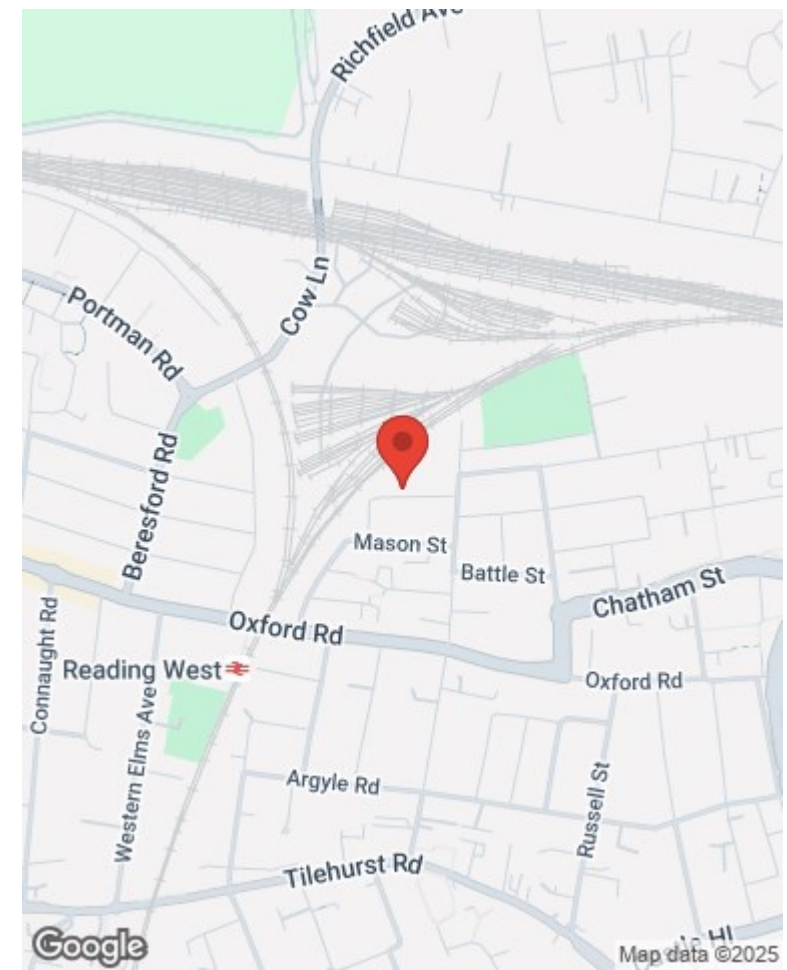
Ground Floor
Approx. 42.9 sq. metres (462.0 sq. feet)



First Floor
Approx. 37.0 sq. metres (398.8 sq. feet)

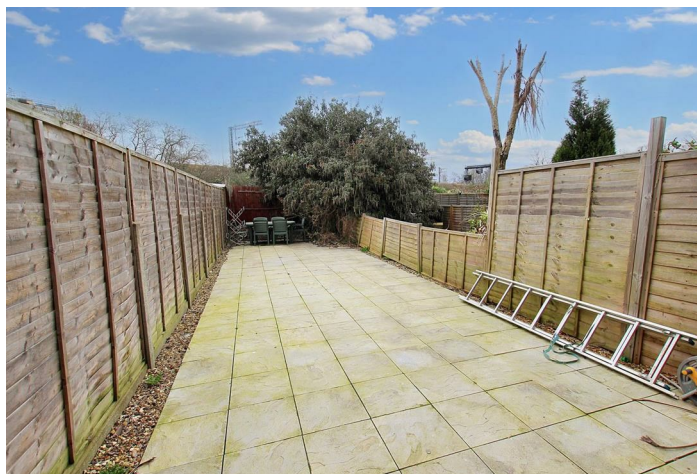


Total area: approx. 80.0 sq. metres (860.7 sq. feet)



Misrepresentation and Misdescriptions Acts

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