



Tidmarsh Street, Available, £1,200 PCM, Unfurnished

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Residential Sales & Lettings

**** RENT is £1200PCM INCLUSIVE OF BILLS **** This first floor flat is presented in good order throughout which offering one double bedroom. Located in a favoured road approximately 2 miles to the west of Reading Town Centre and neighbouring the suburb of Tilehurst. The property is located within walking distance of a wealth of amenities to include 24 hour bus service, shops, supermarkets, pubs, restaurants, Battle Library and retail park including a 24 hour gym. Both West Reading and Tilehurst train stations (London Paddington, Oxford, Newbury, Basingstoke), are approximately 1 mile away. On road parking available.

Accommodation comprises of a communal entrance hall, stairs to first floor, private door opening into the open plan living space with kitchenette and window overlooking the rear of the property, plus doors leading to a double bedroom and modern shower room.

(Disclaimer - Photos taken prior to commencement of tenancy)

Property Details :-

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

Local Authority: Reading Borough Council - cost included in rent

Tenancy: An Assured Shorthold Tenancy is available for a minimum period of 12 months subject to a 6 month break clause

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

Rent: £1200 per calendar month, inclusive of Council Tax, water, gas and electric, paid in advance by Bankers Standing Order

Deposit: £1384.61 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 outgoings including telephone, broadband and TV

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

Misrepresentation and Misdemeanors Acts

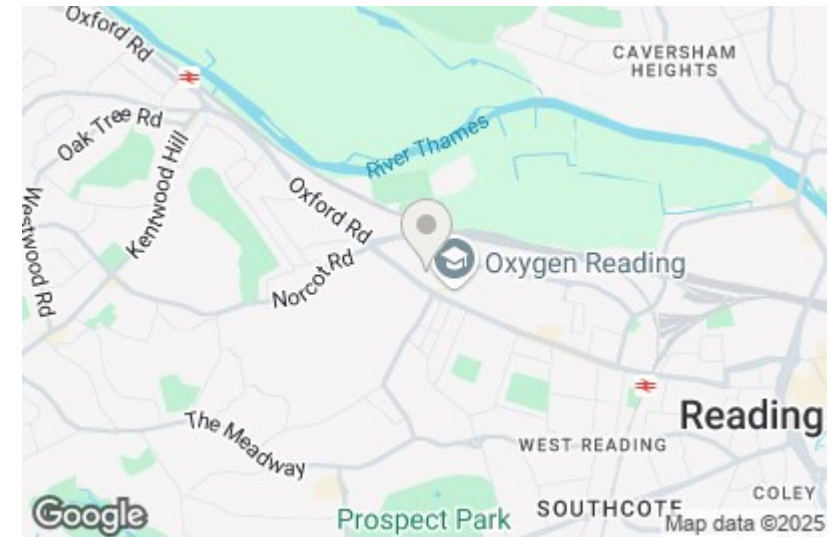
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First Floor Approx. 32.9 sq. metres (354.2 sq. feet)



Total area: approx. 32.9 sq. metres (354.2 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	