



sansome  george

Walkers Place, Available, £1,200 Per Calendar Month, Part furnished

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Residential Sales & Lettings

Tucked away in a small development approximately 2 miles to the west of Reading, is this purpose built ground floor apartment with allocated parking. This ideal location is within 1 mile of a range of services and amenities to include Prospect Park and Kensington Recreation Ground, Reading West train station (London Paddington, Reading Mainline, Basingstoke, Theale, Newbury), frequent bus services, shops, supermarkets, restaurants and gyms, as well as the A4 Bath Road giving easy access to both junctions 11 & 12 of the M4 motorway being a simple commute by car.

The property is approached via residents parking area, where there is one allocated parking space, as well as additional permitted visitor parking. Steps lead up to a covered open porch with with security entry phone system into the communal entrance hall. A private front door opens to the entrance hall with storage/airing cupboard and doors leading to two bedrooms (one with built-in wardrobe), both of which are serviced by a three piece bathroom (with electric shower over bath). The naturally light living room with front aspect box bay leads to an arch opening to a well appointed side aspect kitchen with fitted units, ample work top space integrated electric oven and hob, washing machine and fridge freezer. Externally the property benefits from maintained communal grounds, with refuse store area and one parking space.

Property details:

Energy Performance Rating: TBC - 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 immediately (subject to the usual formalities).

Rent: £1200 per calendar month 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 is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

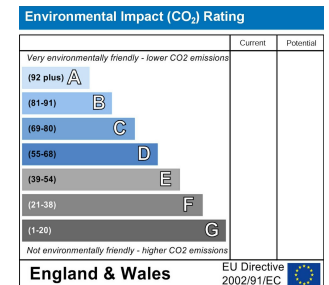
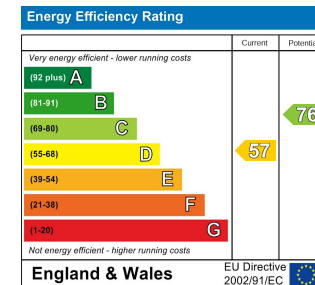
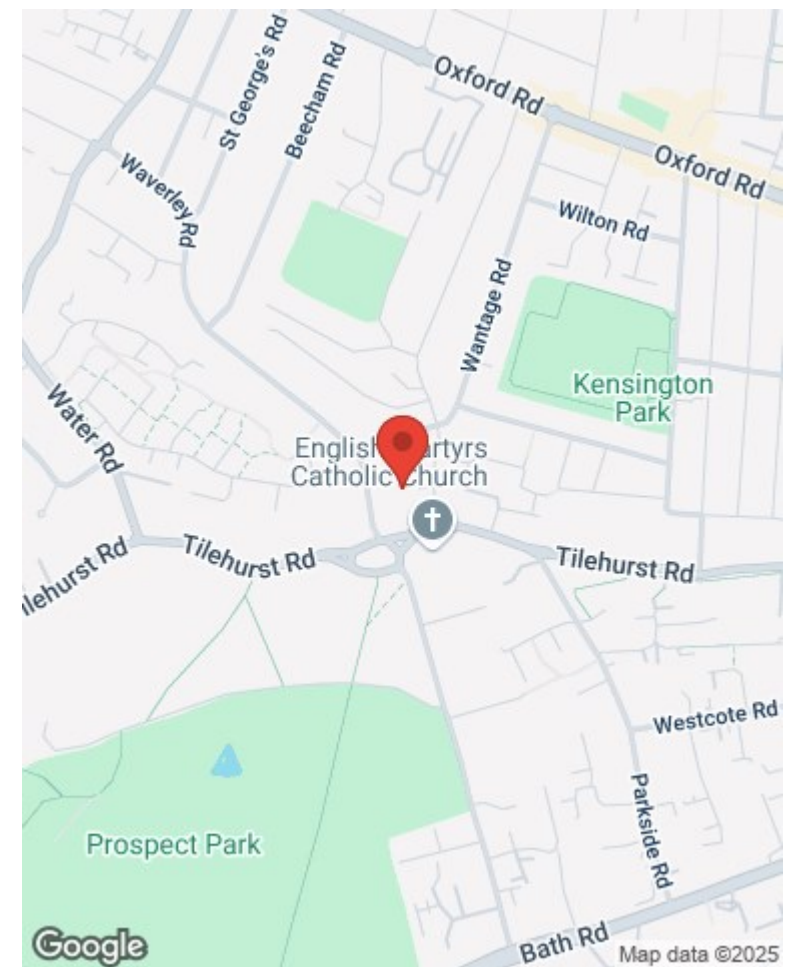
Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Misrepresentation and Misdescriptions Acts

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