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**Belmont Road, Available, £1,500 Per Calendar Month, Unfurnished**

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Residential Sales & Lettings



A spacious three bedroom mid terrace house located to the west of Reading, close to bus routes and with access to Tesco, West Reading train station with links to London via Reading plus local amenities and schools.

The accommodation comprises of an entrance hall with stairs rising to first floor and doors to the bay fronted living room and dining room. Leading off the dining room is the the large kitchen with side door opening to the enclosed courtyard style garden. Upstairs boasts three well proportioned bedrooms all of which are serviced by a three piece bathroom including shower over bath. Externally there is a low maintenance rear garden and subject to Reading Borough Councils Residents Parking Scheme you may be able to apply for permit parking.

#### 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 C.

Tenancy: An Assured Shorthold tenancy is available for a minimum period of 6 months.

Possession: Available 9th September (subject to the usual formalities).

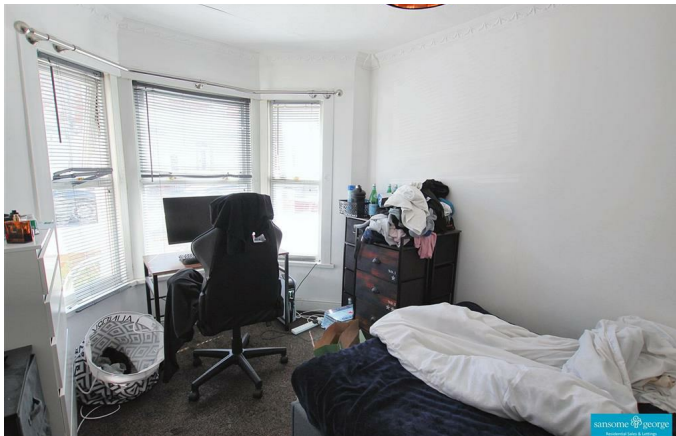
Rent: £1500 per calendar month paid in advance by Bankers Standing Order.

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.

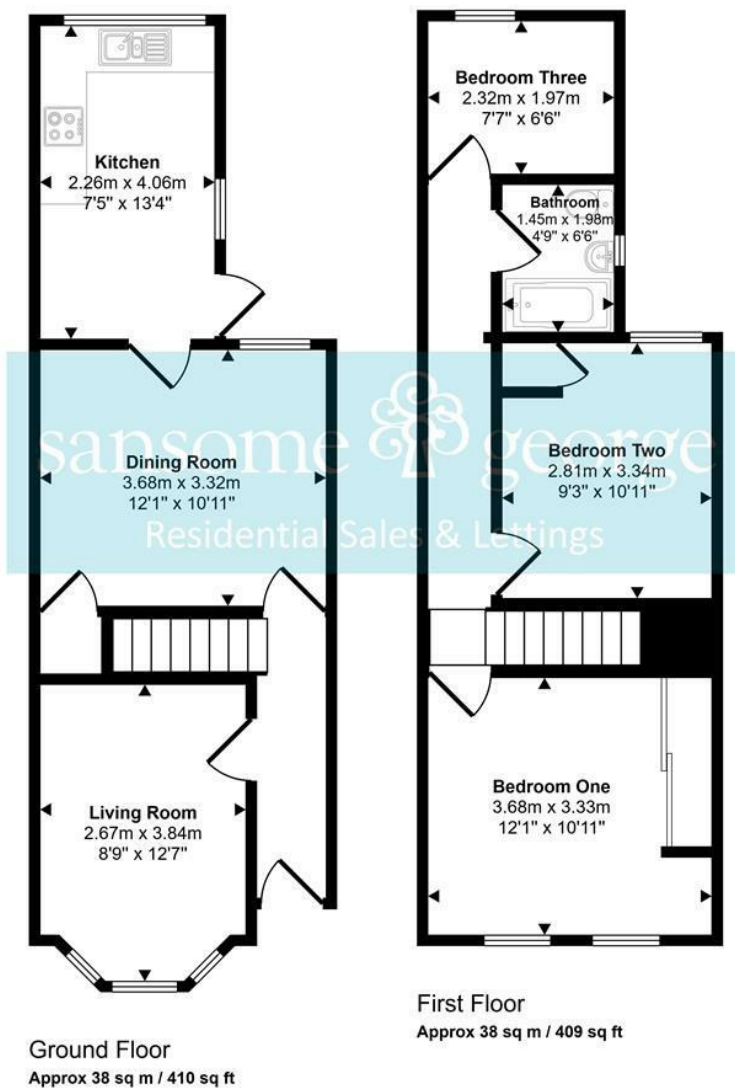
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

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

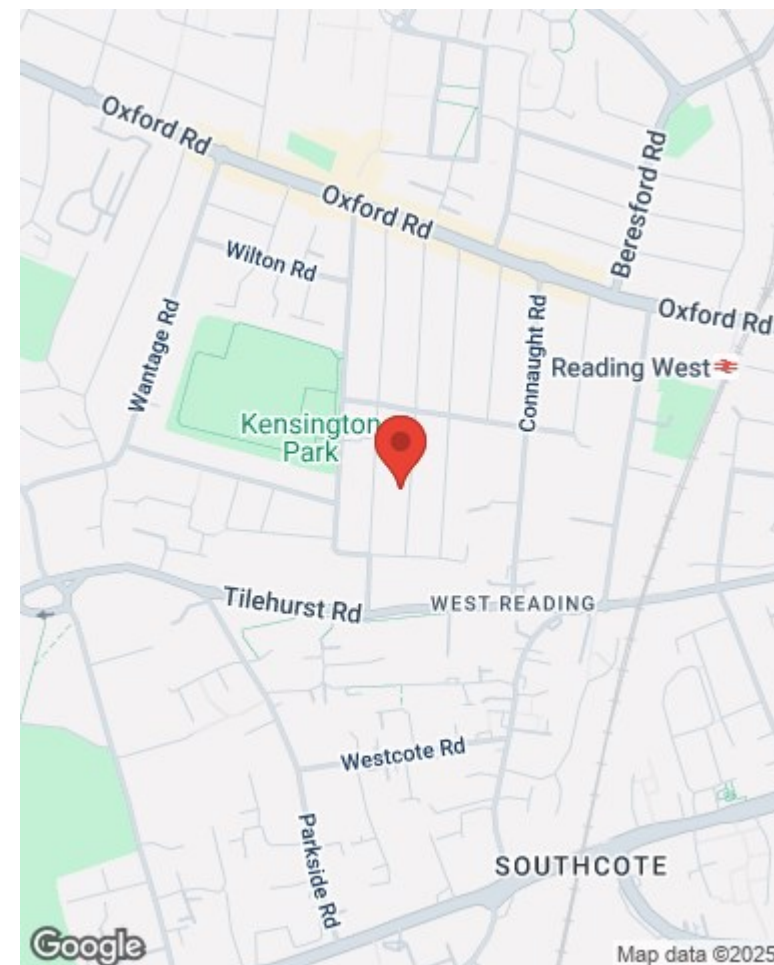
Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.



Approx Gross Internal Area  
76 sq m / 820 sq ft



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.



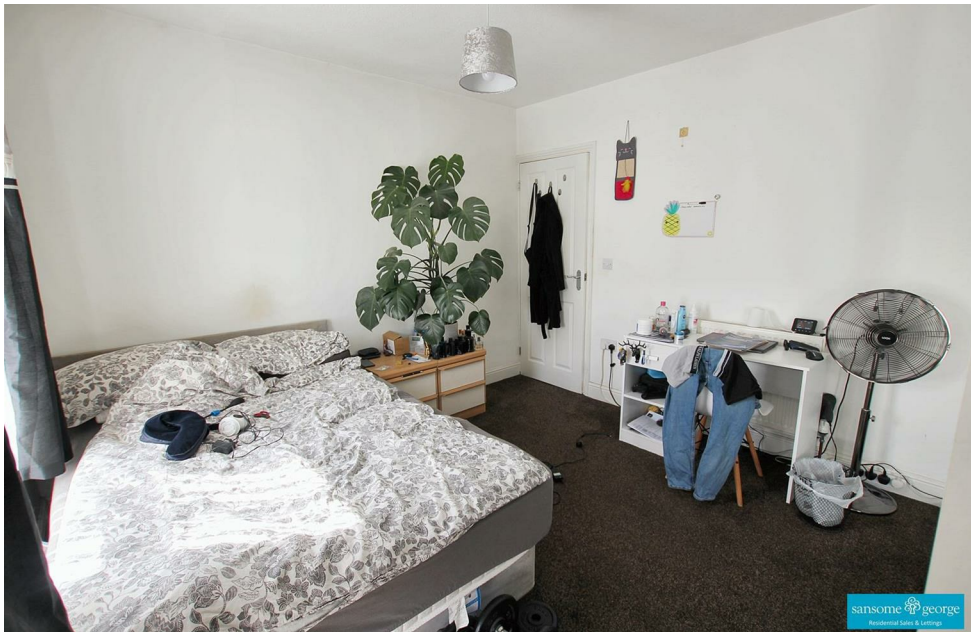
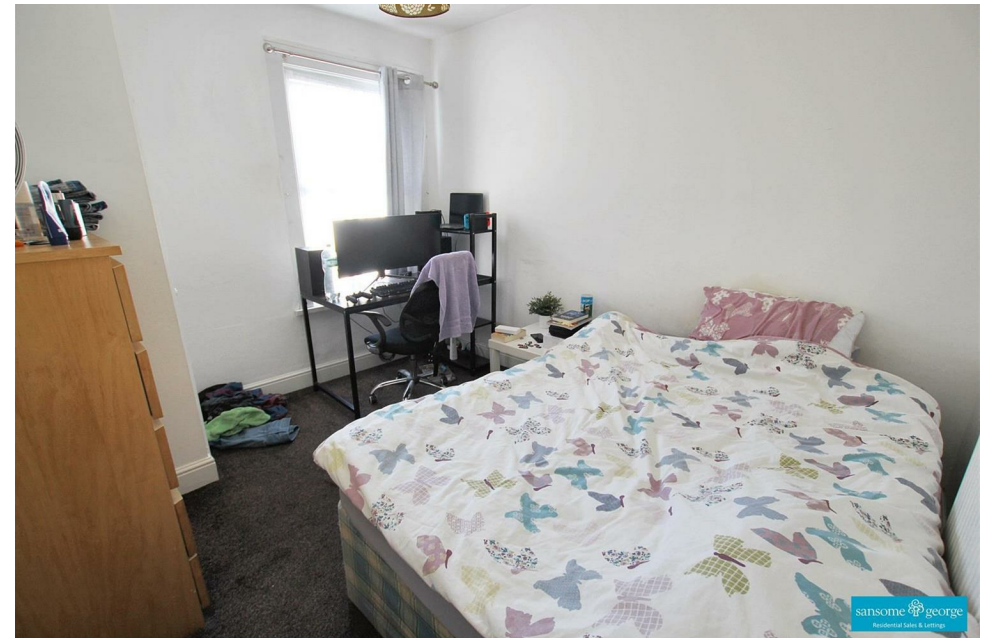
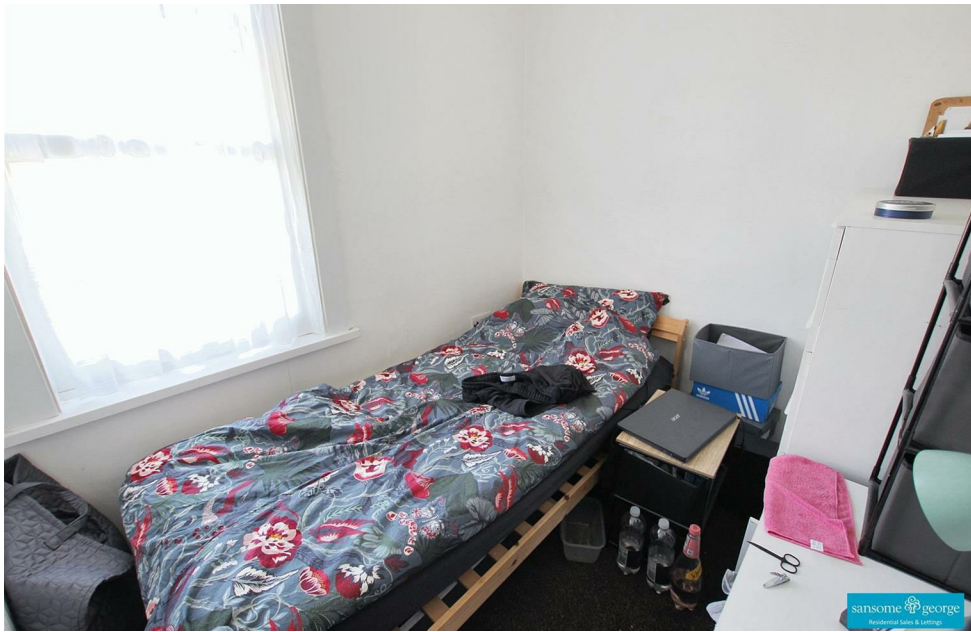
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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