



Western Elms Avenue, Available, £1,500 Per Calendar Month, Furnished

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Residential Sales & Lettings

A beautifully presented, spacious first-floor maisonette with high ceilings, two double bedrooms, and two bathrooms, offering generous accommodation throughout. The property benefits from off-road parking and a communal garden and is located on a sought-after tree-lined road just outside the RG1 postcode, within 1 mile of Reading Town Centre and the mainline train station. Local amenities, including supermarkets, shops, pubs, restaurants, and cafes, are all within easy reach, with Reading West Train Station, a 24-hour bus service, and a doctor's surgery just a 5-minute walk away.

The apartment features a private ground-floor entrance leading to the first-floor accommodation, which includes an inner hallway, a large modern kitchen/breakfast room with five-ring gas hob, double oven, integrated dishwasher, washing machine, and fridge freezer, two generously sized double bedrooms with an en-suite shower room to bedroom one, a main bathroom with bath, walk-in shower, basin, and W.C., and a bright 15' front-aspect living room. Externally, there is parking to the rear and a small communal garden.

(Disclaimer – Photos taken prior to commencement of tenancy.)

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 Immediately (subject to the usual formalities).

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

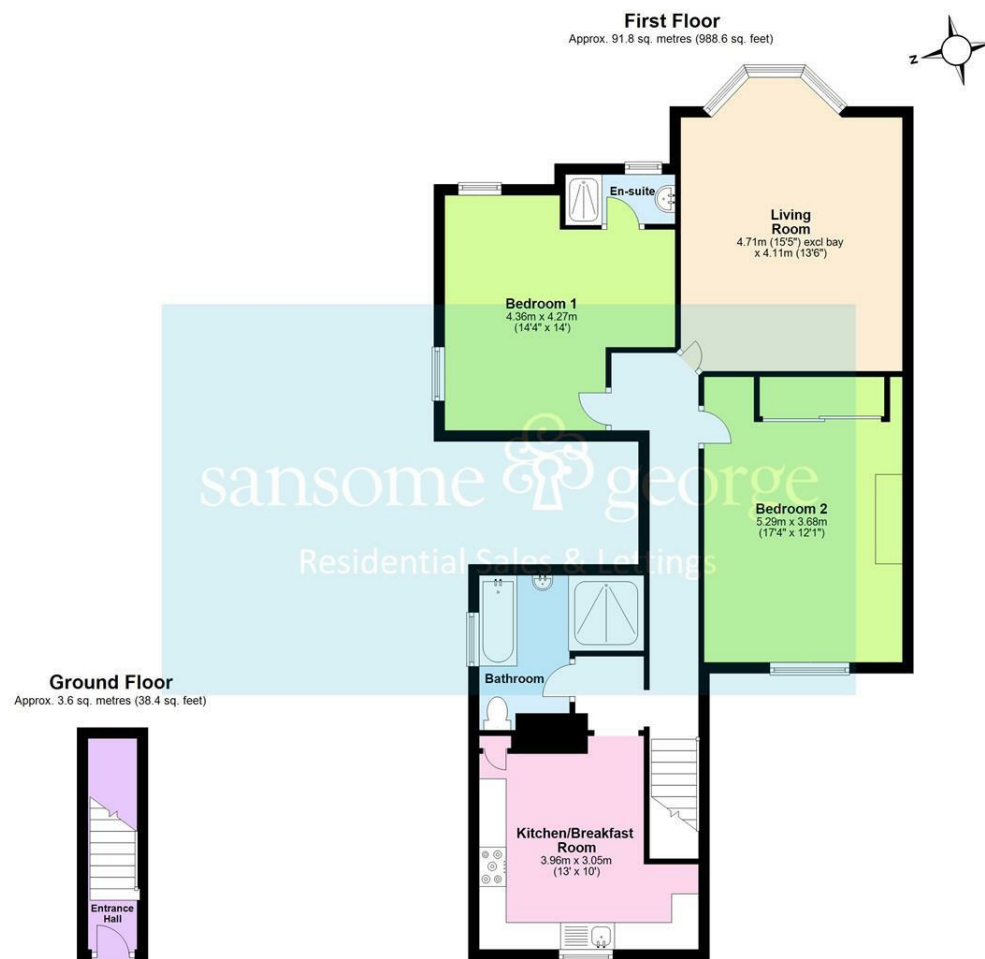
Deposit: £1730.76 The deposit will be paid to the agent who is a member of the deposit protection service (DPS) who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

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.

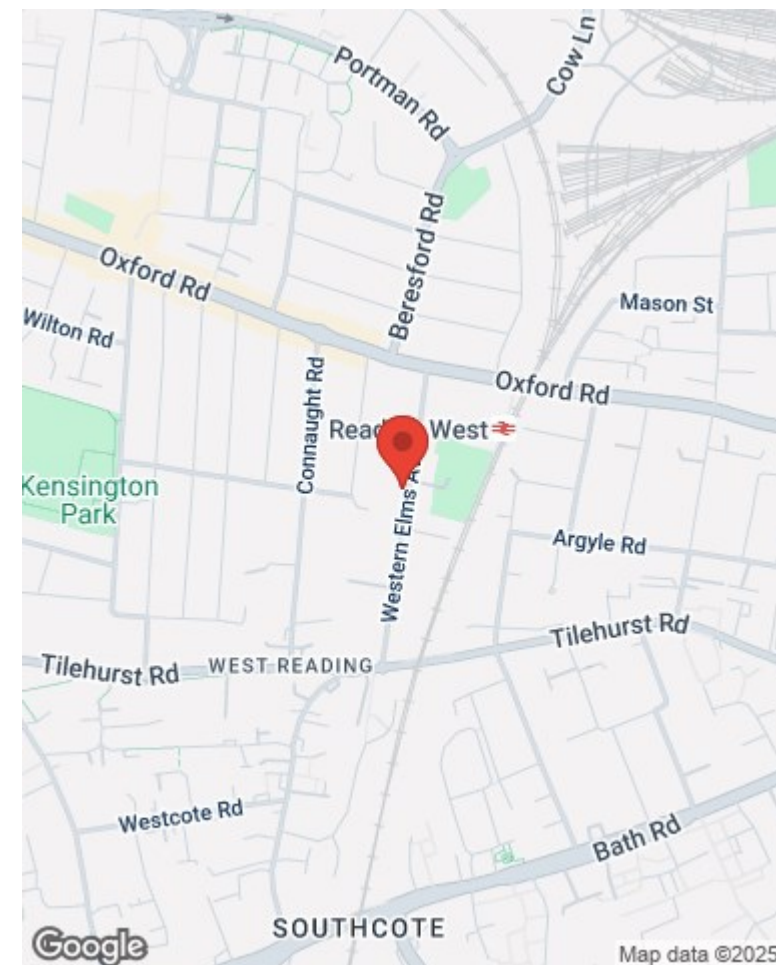
Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

Restrictions: The property is not suitable for smokers. Sub-lettings is strictly prohibited.





Total area: approx. 95.4 sq. metres (1027.0 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	80

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	

Misrepresentation and Misdescriptions Acts

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