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Residential Sales & Lettings
TO LET
0118 939 1999
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City Road, Available, £1,000 Per Calendar Month, Unfurnished

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Situated close to Tilehurst village, J12 of the M4, 'Tilehurst Triangle' with it's shops and amenities plus bus routes are all easily accessed, is this one double bedroom first floor maisonette.

Approached through the front garden, accommodation comprises of a private entrance hall to stairs, open plan living room / breakfast bar / kitchen with appliances, bathroom with shower and double bedroom. Benefiting from sole use front garden plus off road parking.

(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 B

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

Possession: Available immediately (subject to the usual formalities).

Rent: £1000 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1153.84. 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.

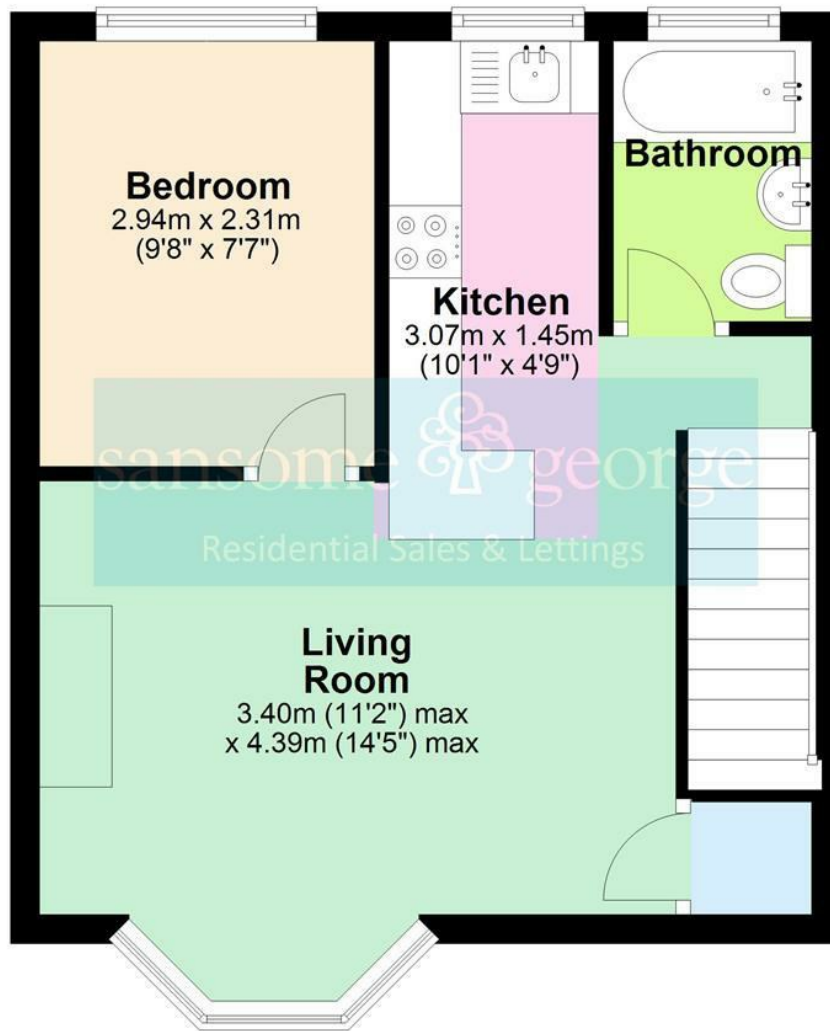
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

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

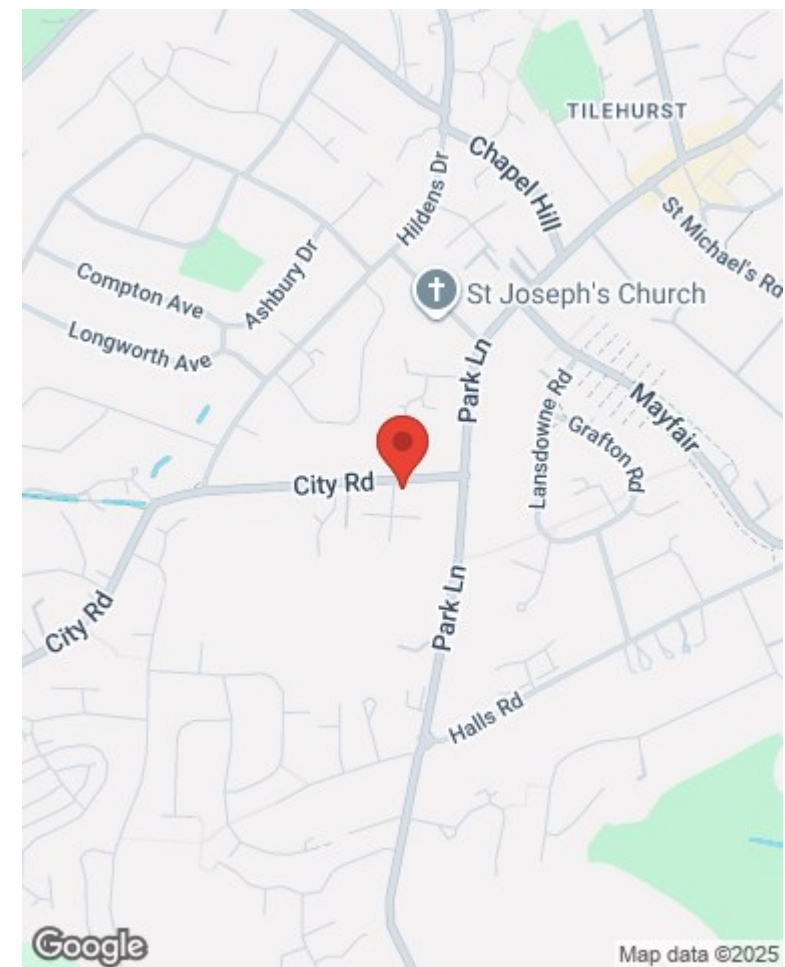
Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.



First Floor



Total area: approx. 31.6 sq. metres (340.4 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	56	75
EU Directive 2002/91/EC		

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	58	60
EU Directive 2002/91/EC		

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



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