



Western Elms Avenue, Available, £1,000 Per Calendar Month, Furnished

sansome & george
Residential Sales & Lettings

An attractive studio apartment in a converted character house located on a sought after address just outside of the RG1 postcode hence being just over 1 mile from Reading town centre and mainline railway station, the property is within close proximity of all amenities to include supermarkets, shops, pubs, restaurants and cafes. Reading West train station (Reading, Paddington, Newbury, Theale, Basingstoke) and regular 24 hour bus service are also both conveniently within 5 minutes walk.

Approached via steps up to communal front door with intercom security entry system, a front door from the communal entrance hall leads into this self contained studio unit. Accommodation comprises entrance hall with doors to the shower room and a 17' open plan space comprising 14' x 11'9" living / bedroom area with fitted 'pull down' bed and built in storage cupboard plus an additional kitchen area. UPVC double glazed windows promote space and natural light. To the rear of the property a recently overhauled gravel area provides allocated parking for one vehicle and lawned area for use of all residents.

(Photos taken prior to commencement of tenancy)

Property Details :-

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

Local Authority: Reading Borough Council - Band A

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

Possession: Available 5th June 2023 (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 deposit equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

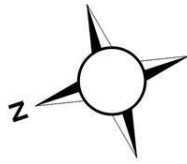
Outgoings: The tenant will be responsible for all outgoing including Council Tax, water, gas (where relevant), electricity, telephone, broadband and TV

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

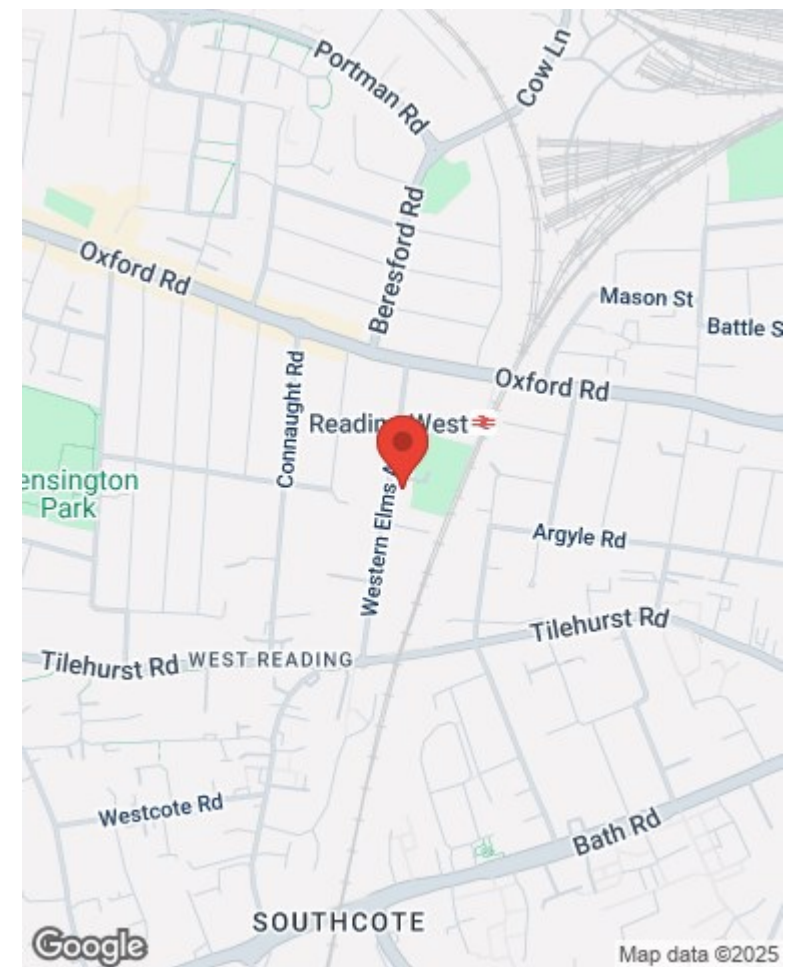


Upper Ground Floor

Approx. 25.1 sq. metres (270.5 sq. feet)



Total area: approx. 25.1 sq. metres (270.5 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		

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

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.



9 The Triangle, Tilehurst, Reading, Berkshire RG30 4RN
0118 939 1999 - lettings@sansome-george.com

sansome  george
Residential Sales & Lettings