



**Western Elms Avenue, Available, £975 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 immediately (subject to the usual formalities).

**Rent:** £975 per calendar month paid in advance by Bankers Standing Order.

**Deposit:** £1125.00. 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.

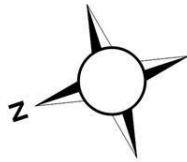
**Outgoings:** The tenant will be responsible for all outgoing including Council Tax, water, gas (where relevant), electricity, telephone, broadband and TV

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

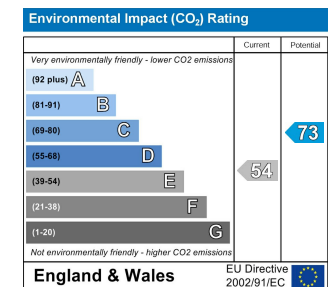
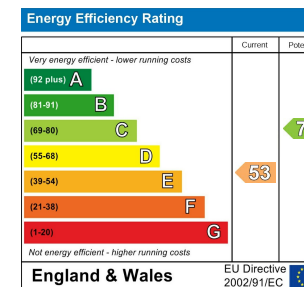
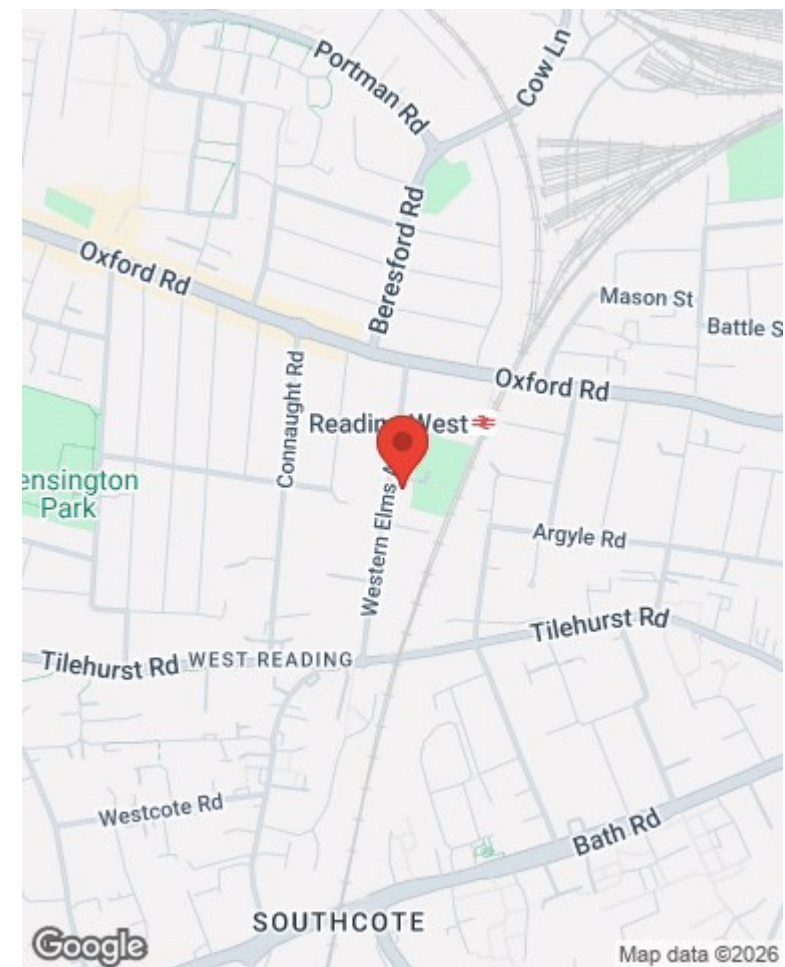


## Upper Ground Floor

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



Total area: approx. 25.1 sq. metres (270.5 sq. feet)



### Misrepresentation and Misdescriptions Acts

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