



sansome & george

Wilson Road, Available, £7,600 Per Calendar Month, Furnished

sansome & george

Residential Sales & Lettings

Ideally positioned on a favoured residential road approximately 1.5 miles west of Reading town centre, this well-maintained building comprises four self-contained flats. The property enjoys a highly convenient location within minutes' walk of a wealth of local amenities including Reading West train station (with direct services to Reading mainline, Paddington, Theale, Newbury, and Basingstoke), several frequent bus routes, a variety of shops, supermarkets, pubs, cafés, gyms, and Battle Library. Green spaces are also close by, with a playing field just yards away and Prospect Park within a short walk.

Accommodation comprises:

Flat 1: Accessed from the rear of the building, the private entrance opens to a hallway with doors leading to a modern kitchen and two bedrooms, both benefitting from en-suite shower rooms. One bedroom also offers internal access to a useful side storage area.

Flat 2: Accessed from the front, this flat features a hallway providing access to a modern kitchen and two bedrooms, each with en-suite shower rooms.

Flats 3 & 4: A communal entrance to the front opens to a staircase leading to the first-floor landing with private entrances to both flats.

Flat 3: The private entrance opens to a hallway with a large storage area, a modern kitchen, and two bedrooms, each with en-suite shower rooms.

Flat 4: The private entrance opens to a hallway leading to a modern kitchen and three bedrooms, all with en-suite shower rooms.

Externally, the property benefits from a large enclosed rear garden, and on-street parking is available to the front (subject to local restrictions and Reading Borough Council's parking scheme).

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's - F1: B : F2: C : F3: B : F4: C

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

Possession: Available 7th November (subject to the usual formalities).

Rent: £7600 per calendar month paid in advance by Bankers Standing Order.

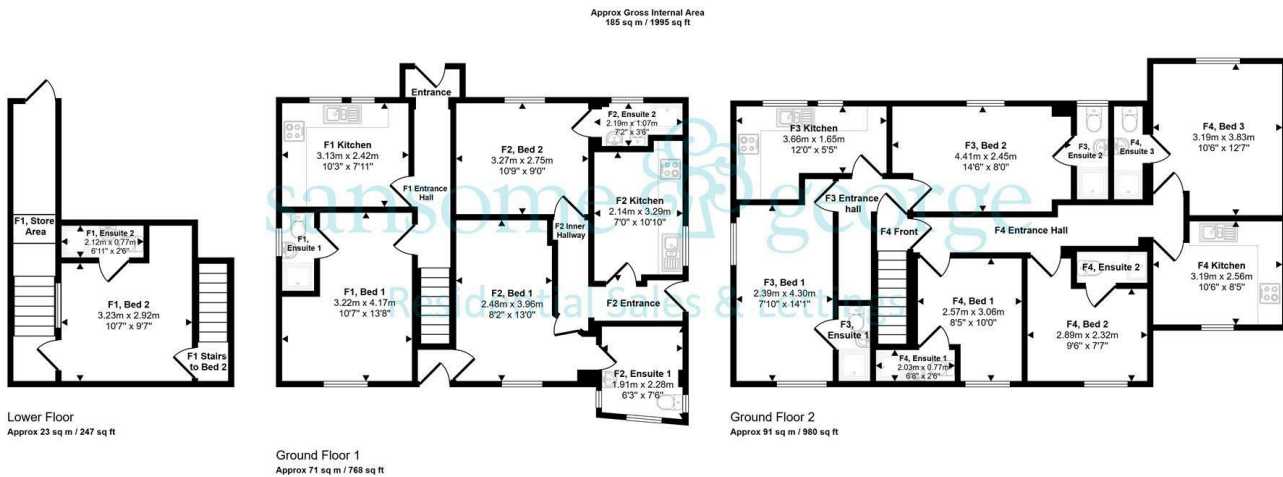
Deposit: £8769.23. The deposit will be paid to the agent who is a member of the deposit protection service (DPS), who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

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.

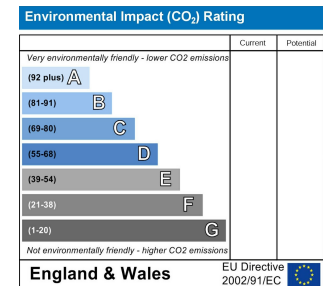
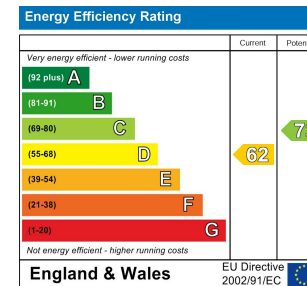
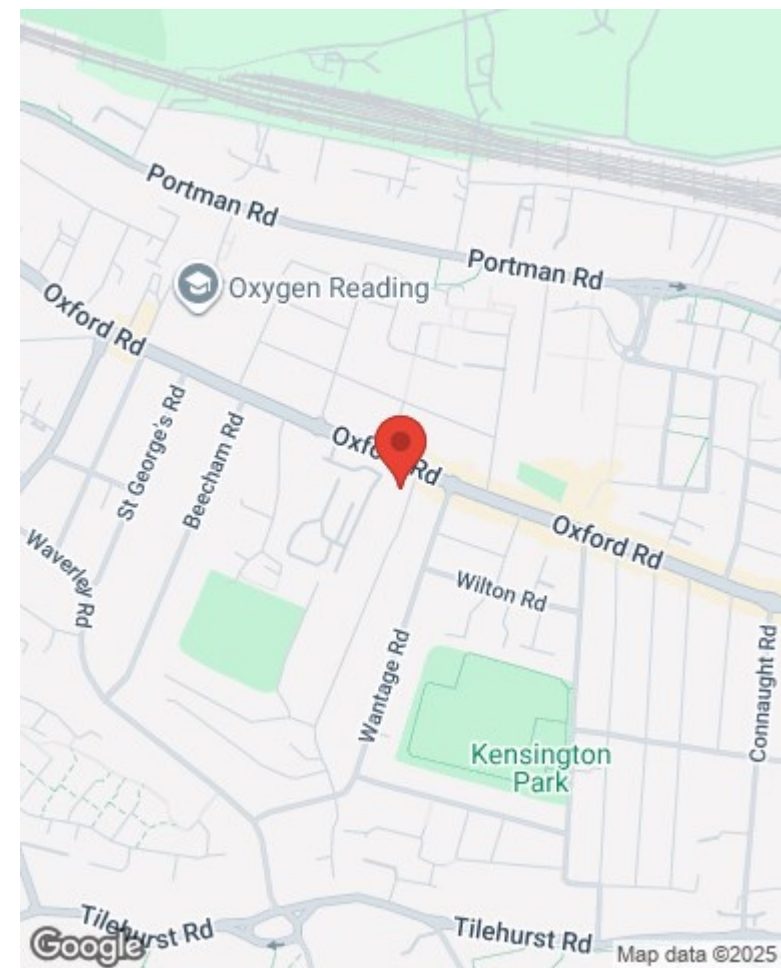
Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

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



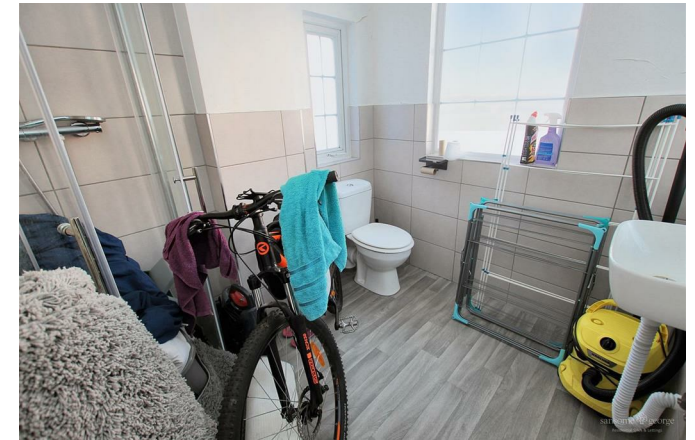
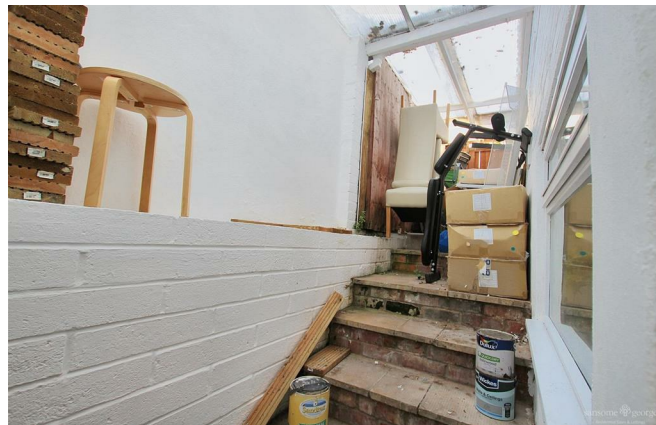


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Misrepresentation and Misdescriptions Acts

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

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