



Belmont Road, Available, £1,500 , Furnished/unfurnished

sansome & george
Residential Sales & Lettings

This well presented mid-terrace home is ideally situated at the upper end of a sought after West Reading address, offering excellent access to local amenities and transport links. Within easy walking distance, you'll find regular bus services, Reading West train station (with direct routes to Reading, Paddington, Newbury, and Basingstoke), Kensington Recreation Park, and a wide selection of shops, supermarkets, cafés, pubs, and restaurants. Reading town centre and the mainline train station are conveniently located approximately 1.5 miles away – a pleasant, level walk.

The property is approached via a small walled front garden leading to an entrance hall. From here, a door opens into a spacious lounge/dining room with access to the enclosed rear garden, kitchen, and ground floor bathroom. Upstairs, there are two double bedrooms and a single bedroom, the latter accessed through the second bedroom, ideal as a nursery, study, or dressing room. The rear garden is fully enclosed and features an area of decking, a lawn, and a useful garden shed.

The property is available furnished or unfurnished.

(Disclaimer - Photos taken prior to commencement of tenancy)

Property details:

Energy Performance Rating: E - 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 1st December (subject to the usual formalities).

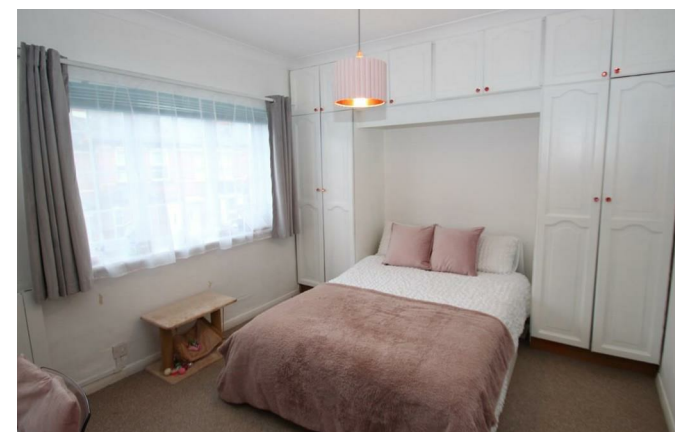
Rent: £1500 per calendar month paid in advance by Bankers Standing Order.

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 and sub-letting is strictly prohibited.



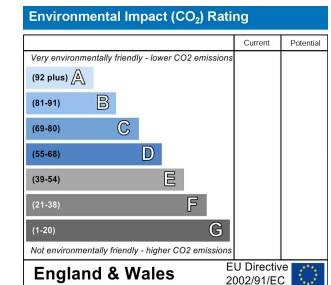
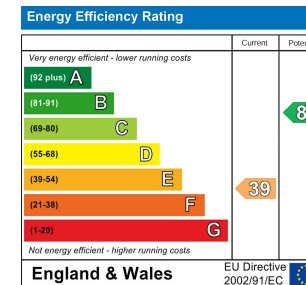
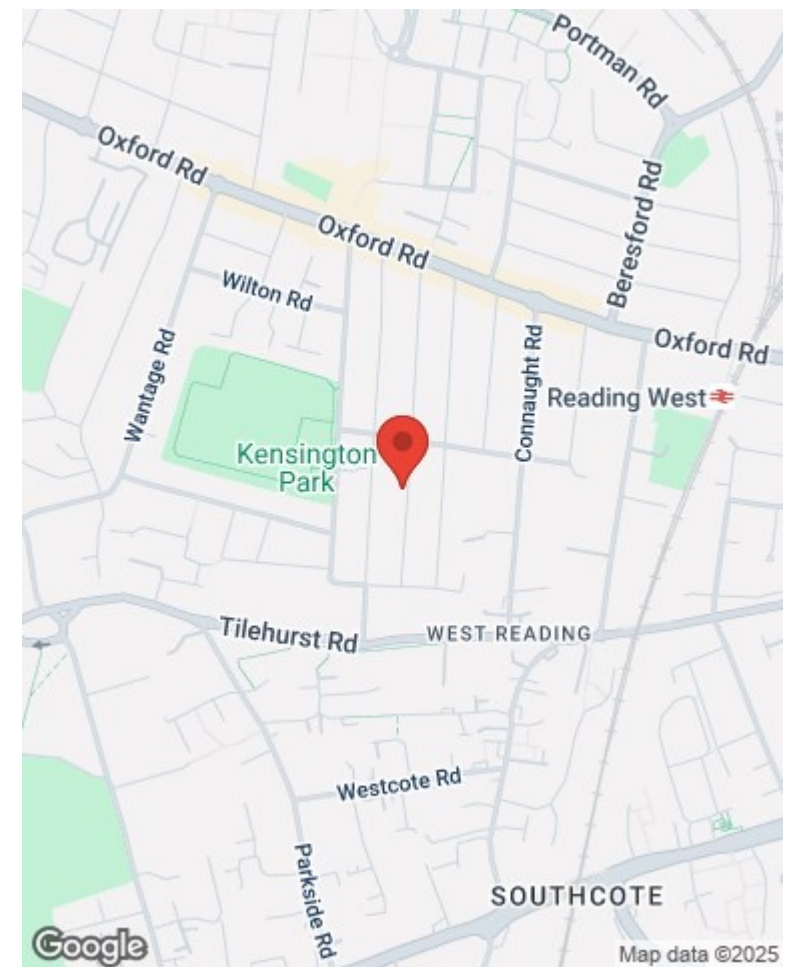
Ground Floor
Approx. 37.4 sq. metres (402.8 sq. feet)



First Floor
Approx. 37.2 sq. metres (400.3 sq. feet)

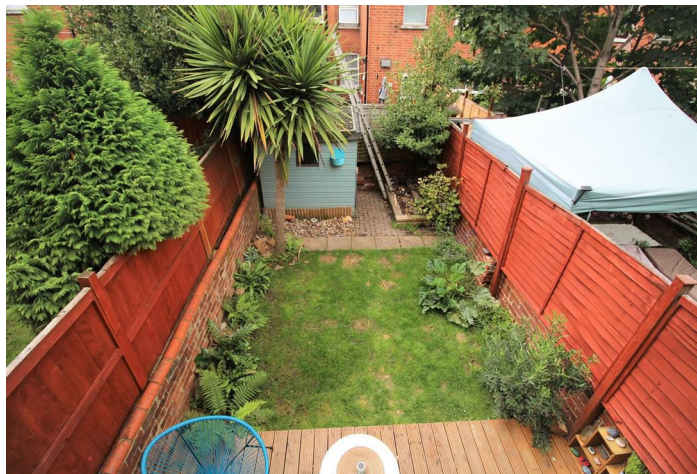


Total area: approx. 74.6 sq. metres (803.1 sq. feet)



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