



Brian Dowding Court, Available, £1,200 Per Month, Unfurnished

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Residential Sales & Lettings

This individual and spacious purpose built top floor apartment is situated in a small exclusive development conveniently located for local amenities, frequent bus services, open countryside and parkland and within a simple commute by car to the M4 motorway and Reading town centre each being within 4 miles.

Positioned on the second floor, the property is approached via a communal entrance with telephone entry system and stairs to all floors. Internal accommodation comprises entrance hall with built in storage cupboards and with doors leading to a 17' 'L-shaped' triple aspect lounge/dining room with French doors to a Juliet balcony and also opening to a well appointed front aspect modern fitted kitchen with integrated oven and hob, fridge/freezer, dishwasher and washing machine. The hallway also services two front aspect bedrooms (one double, one large single) and a separate rear aspect bathroom with heated towel rail and 3 piece suite which includes bath with shower over. The apartment also benefits from gas fired central heating to radiators and one allocated parking space in the residents car park.

Property details:

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

Local Authority: West Berkshire

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: £1200 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1384.61. 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.



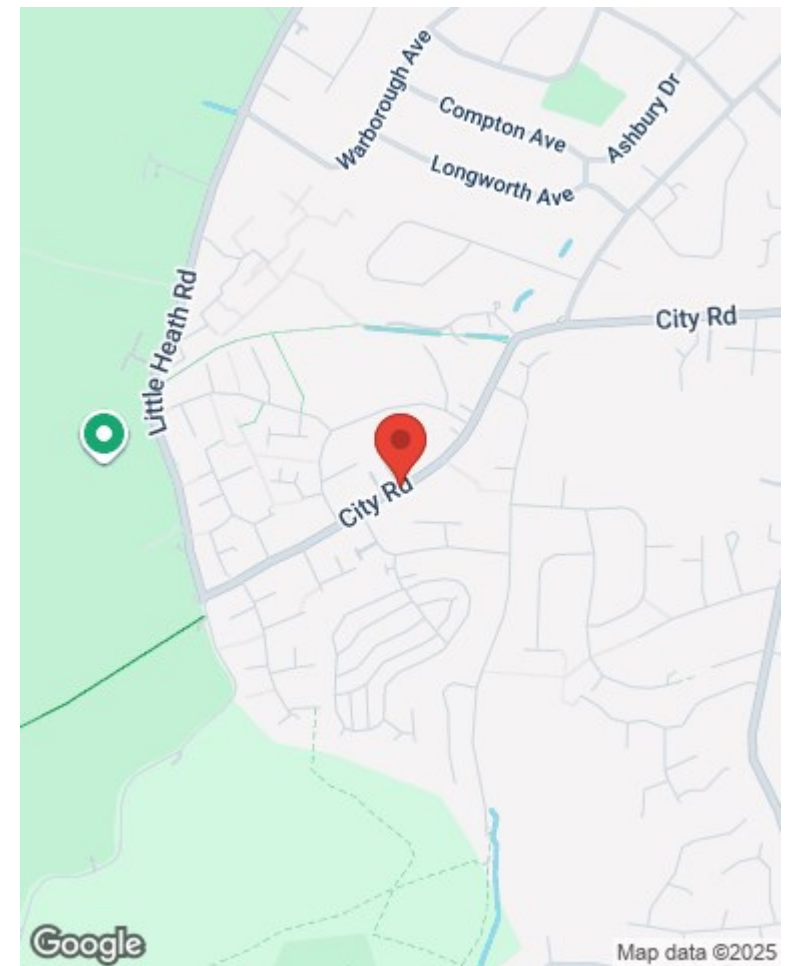
Approx Gross Internal Area
53 sq m / 568 sq ft



Floorplan

Denotes head height below 1.5m

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.



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		
84		84
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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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