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Prospect Street, Available, £1,200 Per Calendar Month, Unfurnished

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Residential Sales & Lettings

A well presented ground floor maisonette, offering well proportioned accommodation including a large versatile basement room. The property is within walking distance of Tesco superstore and Reading West train station with links via Reading to Oxford, Basingstoke and London Paddington and is conveniently located under one mile from Reading's thriving town centre with a wealth of high street shops, restaurants, cafes, bars as well as Reading mainline train station.

The property is approached via a front door leading directly into the entrance hall, which provides access to the rear aspect living room with door leading to the front aspect double bedroom, a door leading to the staircase to the basement room, a spacious kitchen / breakfast room, and three piece bathroom with shower over bath. Externally is a courtyard style garden and to the front offers on road permit parking subject to Reading Borough Councils Residents Parking Scheme.

(Disclaimer - Photos taken prior to commencement of tenancy)

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 A

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

Possession: Available 9th January (subject to the usual formalities).

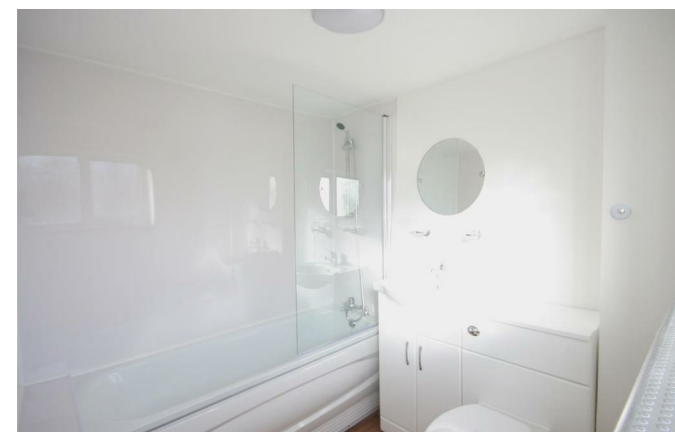
Rent: £1200 per calendar month paid in advance by Bankers Standing Order.

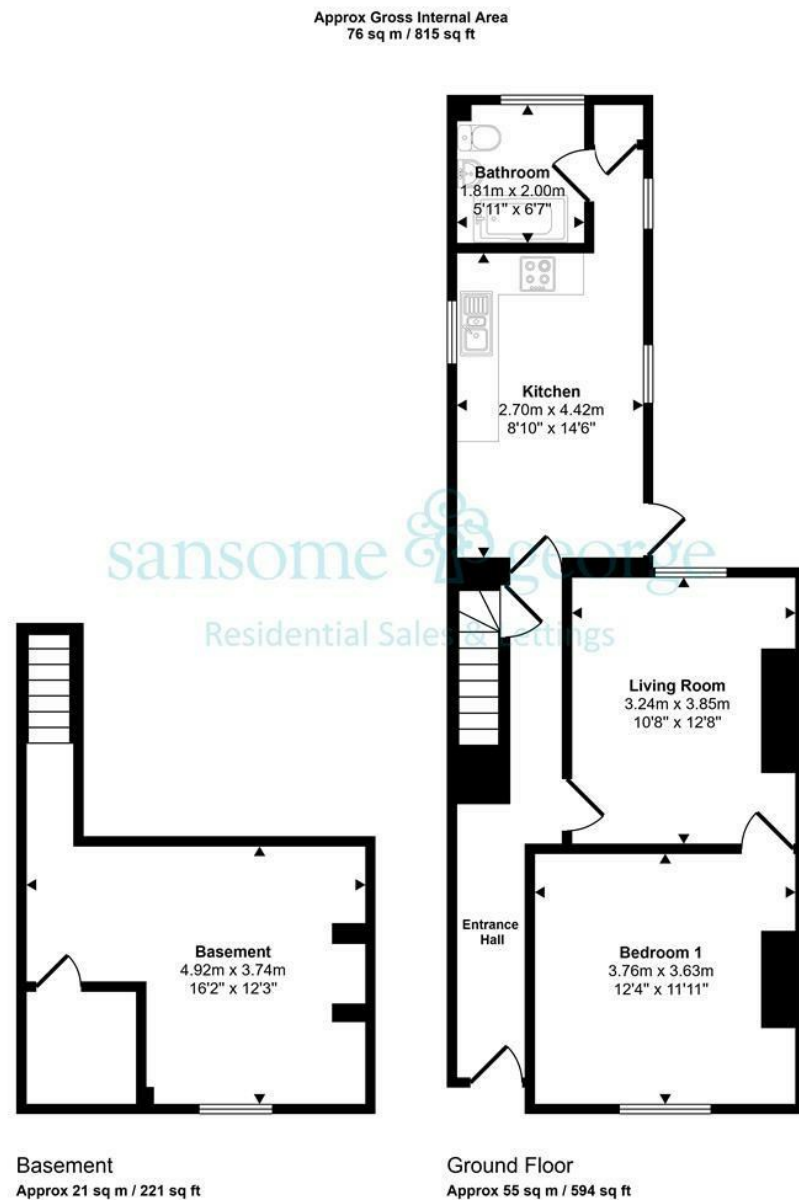
Deposit: £1384.61. The deposit will be paid to the agent who is a member of the deposit protection service (DPS), who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

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.

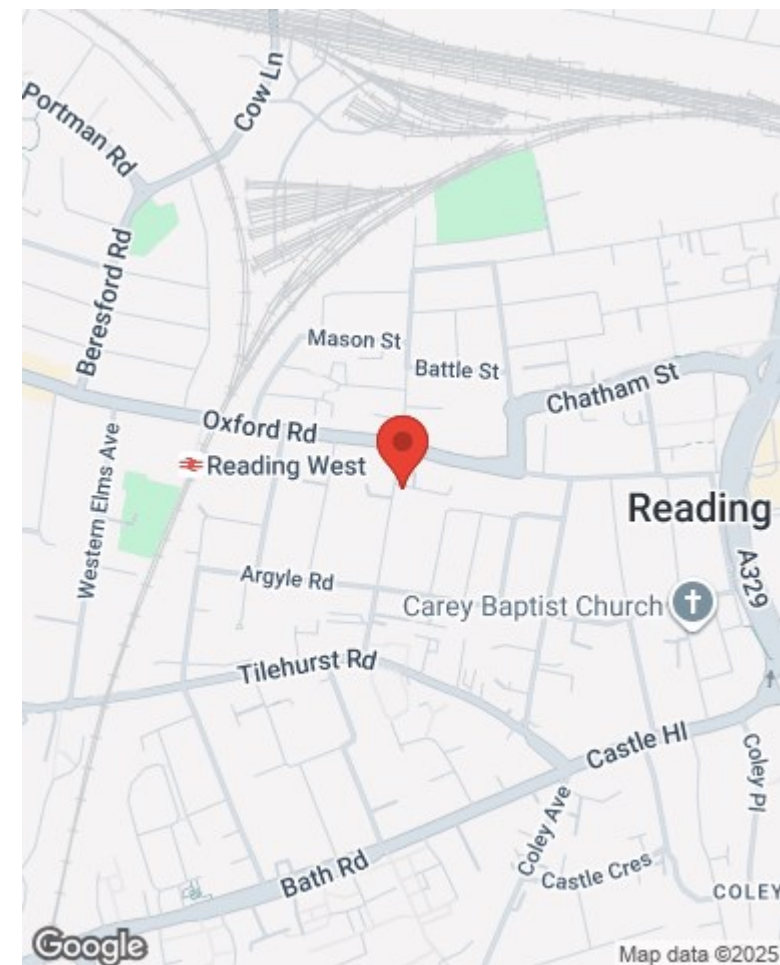
Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

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





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		
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

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