



Collis Street, Available, £1,500 PCM, Unfurnished

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Residential Sales & Lettings

A well presented three bedroom (two plus one) mid terrace house situated just over 1 mile from Reading mainline train station (London Paddington 27 mins) and a wealth of amenities to include a the Oracle shopping complex including cinema, a wealth of High Street shops, bars, cafés and restaurants as well as Junction 11 of the M4 motorway being a short commute away by car.

Accommodation comprises of an entrance porch with front door leading directly into the living room, stairs to first floor, dining room with door leading to the kitchen (with back door to garden), inner hallway with door to ground floor three piece bathroom. Upstairs offers two double bedrooms with a further large single off the second double. The second double also has a staircase leading to loft space. To the rear of the property is a fully enclosed garden with patio area and steps up to the lawn. On road parking available.

(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 C

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

Possession: Available immediately (subject to the usual formalities).

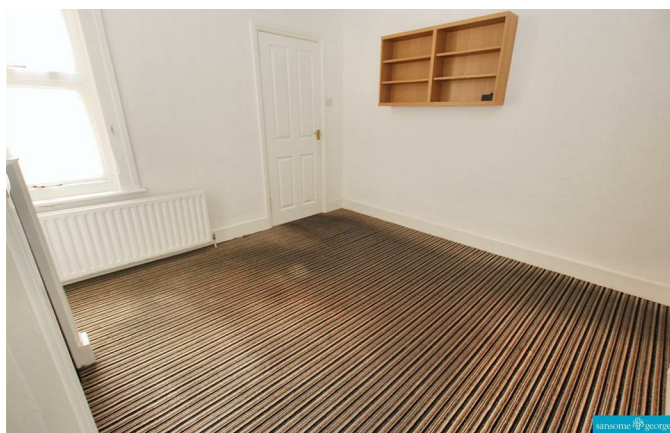
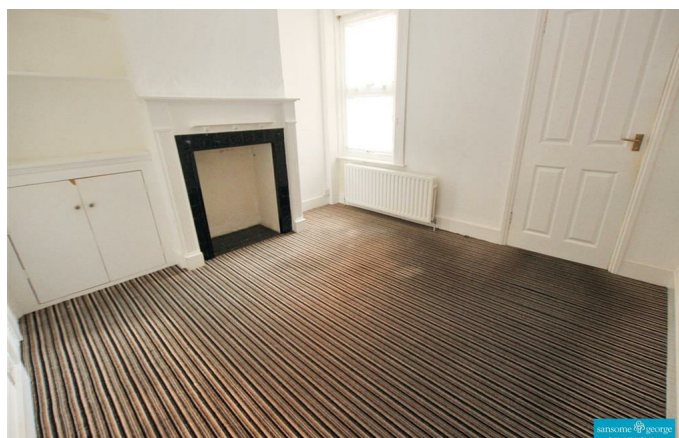
Rent: £1500 per calendar month paid in advance by Bankers Standing Order.

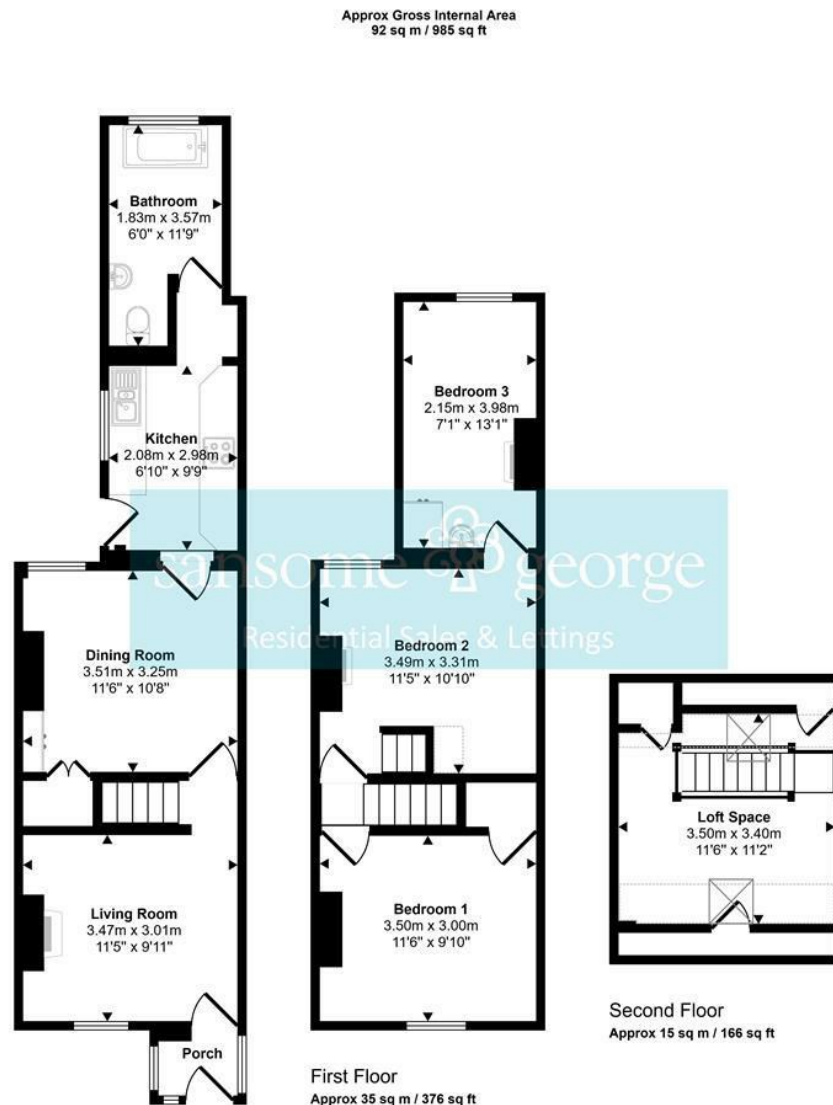
Deposit: £1730.76 The deposit will be paid to the agent who is a member of the deposit protection service (DPS) who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

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.





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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