



**Grovelands Road, Available, £900 Per Calendar Month, Unfurnished**

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Residential Sales & Lettings

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A newly refurbished, purpose built first floor studio apartment, situated to the west of Reading town centre. This well presented home offers excellent access to local transport links, including regular bus routes, Junction 12 of the M4, and both Tilehurst and West Reading train stations. It is also within walking distance of a 24 hour Tesco Superstore.

Accessed via a communal entrance hall with a secure telephone entry system, the internal accommodation comprises a welcoming hallway, a modern bathroom, a newly fitted contemporary kitchen with integrated appliances (including an electric oven and hob, washer/dryer, and fridge/freezer), and a spacious open-plan living/bedroom area. Externally, the property benefits from on street parking to the front.

#### Property details:

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

Local Authority: Reading Borough Council.

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: £900 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1038.46. 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.

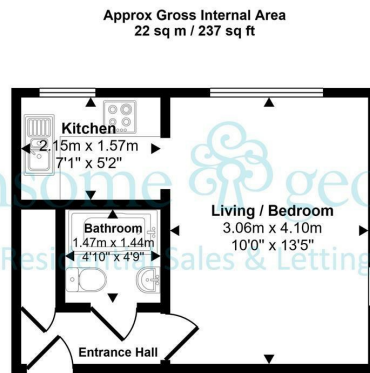
Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

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

#### Misrepresentation and Misdescriptions Acts

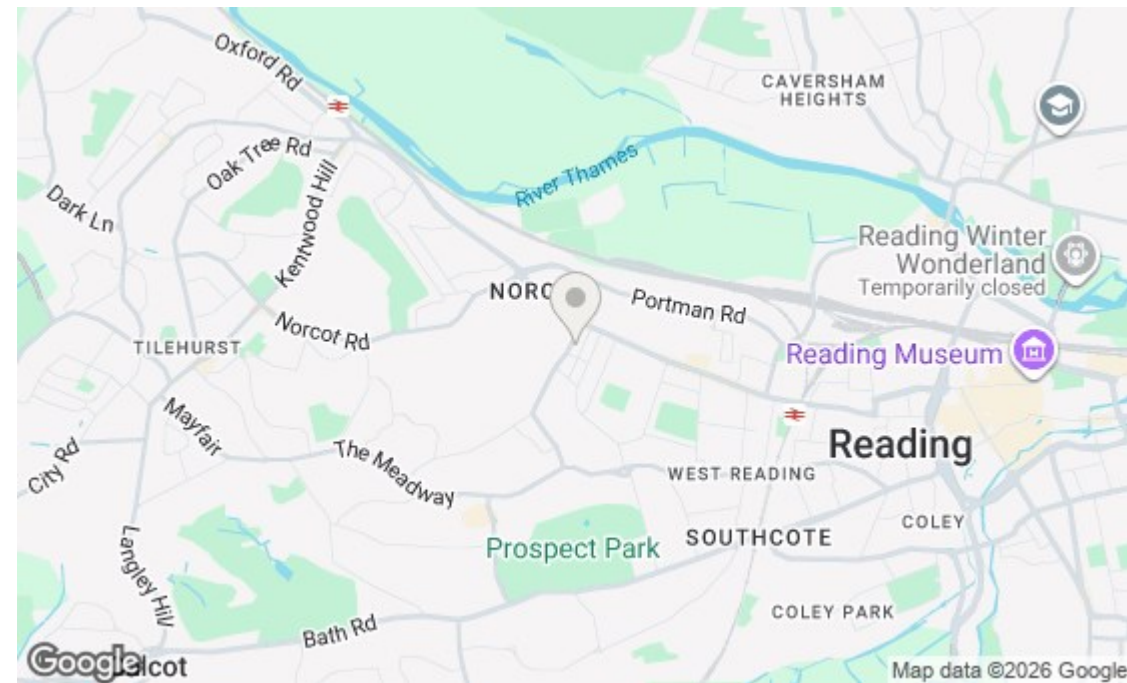
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Floorplan

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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	<b>74</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	
EU Directive 2002/91/EC	