



Horsecroft Way, Available, £1,300 Per Month, Unfurnished

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Residential Sales & Lettings

A well presented top floor apartment offering two double bedrooms and two bathrooms, located on a sought after David Wilson built development off Long Lane. Highly regarded schools, local shops, miles of open countryside in nearby Sulham are all close by plus Pangbourne village, Tilehurst train station with excellent links to London Paddington and Oxford station along with the River Thames are all easily accessible.

Situated on the second floor (no lift), this property is accessed via a private front door that opens into a spacious and welcoming entrance hall, with doors leading to all rooms. The living room features French doors opening onto a balcony with views over the communal grounds. There are two double bedrooms, with bedroom one benefiting from an en-suite shower room. A three piece family bathroom includes a shower over the bath, and the property also offers a well proportioned fitted kitchen. Externally, there is an allocated parking space.

Property details:

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

Local Authority: West Berkshire

Council Tax: - Band C

Tenancy: An Assured Periodic tenancy.

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

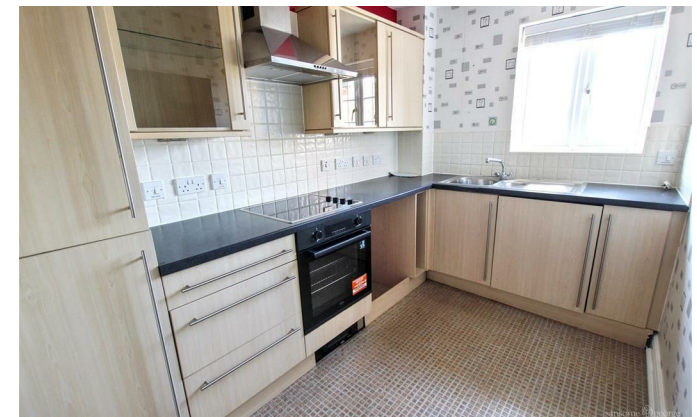
Rent: £1300 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1500. 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.

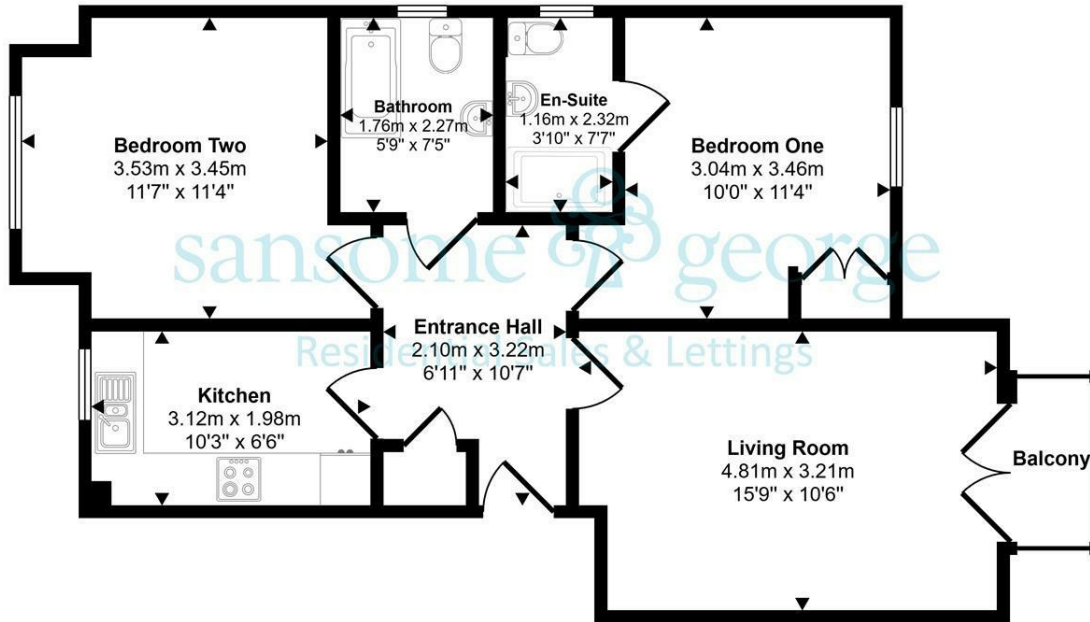
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

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
61 sq m / 657 sq ft



Floorplan

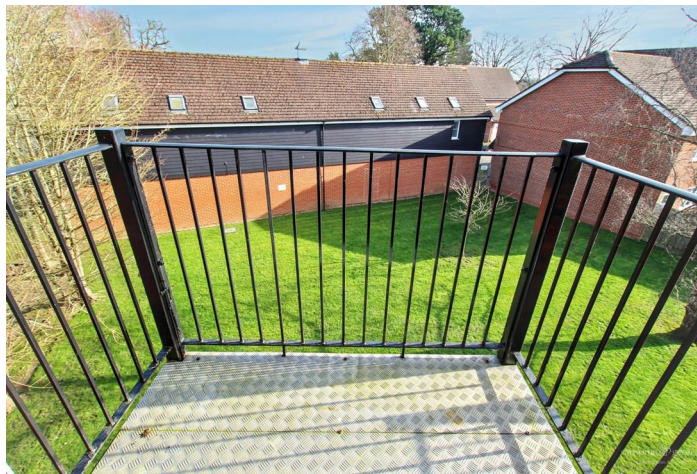
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	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	75	78
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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