



Riversdale Court, Available, £1,100 Per Calendar Month, Unfurnished

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Residential Sales & Lettings

This one-bedroom home is ideally positioned to the east of Reading town centre, offering convenient access to local amenities, regular transport links into the town centre, and excellent connectivity to the A3290 and Junction 10 of the M4.

The property is approached via an open front garden, with the entrance door leading into a bright dual aspect living room. A doorway opens through to a spacious kitchen fitted with a gas hob, electric oven, washing machine, and fridge/freezer. Stairs rise to the first floor, where a well proportioned double bedroom is complemented by a bathroom comprising a three piece suite with a shower over the bath. Externally, the property benefits from parking to the front.

(Disclaimer - Photos taken prior to commencement of tenancy)

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 Periodic tenancy.

Possession: Available 13th July (subject to the usual formalities).

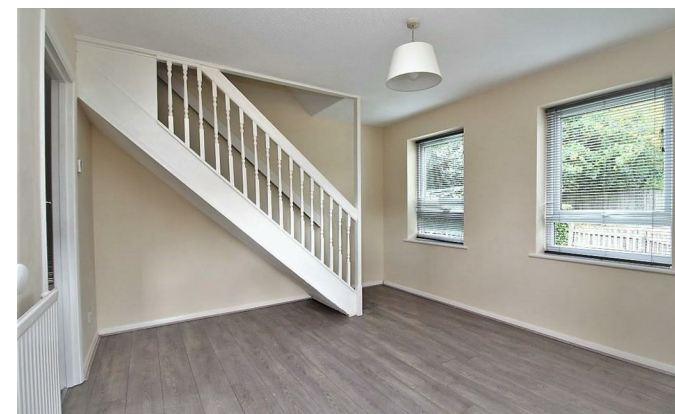
Rent: £1100 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1269.23. 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.

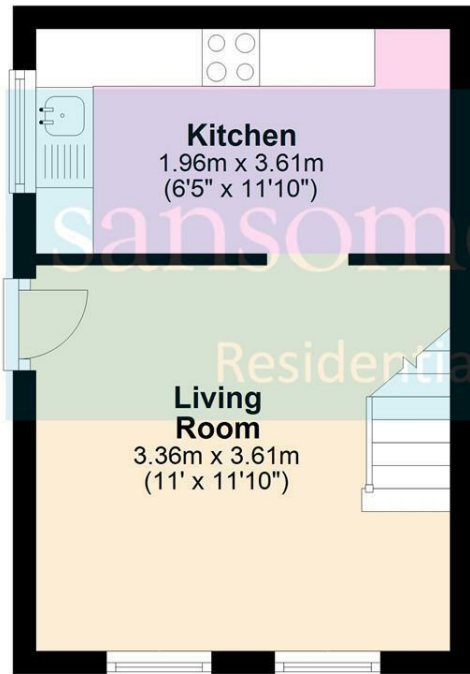
Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

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



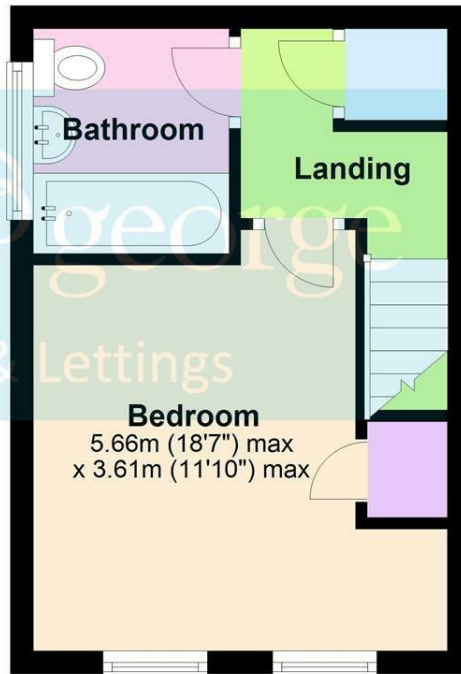
Ground Floor

Approx. 19.6 sq. metres (210.8 sq. feet)

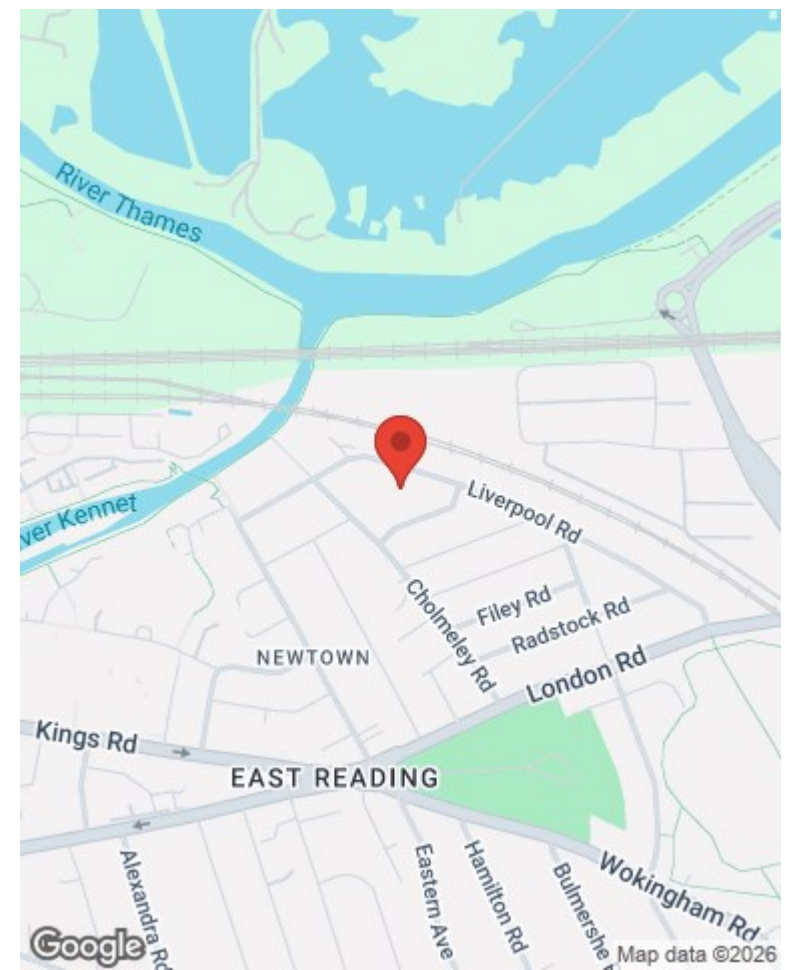




First Floor


Approx. 23.7 sq. metres (255.6 sq. feet)



Total area: approx. 43.3 sq. metres (466.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		74	
(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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