



Southcote Road, Available, £1,100 Per Calendar Month, Furnished/unfurnished



Residential Sales & Lettings

This well presented purpose built first floor one bedroom apartment, is ideally located within minutes' walk of Reading West train station with direct links to Reading Mainline, London Paddington, Theale, Newbury and Basingstoke. The property is also approximately one mile from Reading town centre and offers easy access to the A4 Bath Road, providing a straightforward commute to the M4 motorway. Additional amenities within walking distance include local shops, regular bus services and a variety of pubs, cafés and restaurants.

The property is approached via well maintained communal grounds with resident parking and a pathway leading to the communal entrance hall, where stairs rise to the upper floors. The accommodation comprises a communal entrance with telephone entry system, communal stairs to the first floor and a private entrance porch and hallway providing access to all rooms. These include a double bedroom, bathroom, living room and a fitted kitchen with a range of base and eye level units with work surface space. Externally the development benefits from communal gardens and resident parking.

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 B

Tenancy: An Assured Periodic tenancy.

Possession: Available immediately (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.

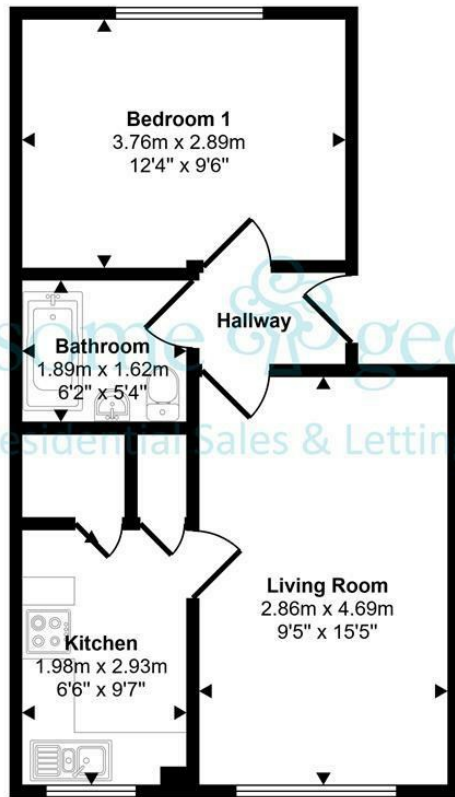
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

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

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



Approx Gross Internal Area
39 sq m / 419 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		68	77
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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