

Property ref: 140742



St James Road, Wokingham, RG40 4RT

£1,450 PCM



A well presented house situated in Finchampstead. The accommodation comprises lounge with laminate flooring, kitchen with appliances, ground floor airing cupboard, two bedrooms, main bedroom with built in wardrobe and modern family bathroom with shower over bath. The property further benefits from well maintained rear garden with access to single garage and small shed, driveway parking, unfurnished. EPC Band D. Wokingham Council Tax band C

Available Now

- Two bed semi-detached house
- Driveway parking
- Garage
- Low maintenance garden
- Unfurnished
- Available now

*Fees For Assured Shorthold Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held and protected in line with Deposit legislation. For more information about our fees please visit: www.michael-hardy.co.uk

Fees for all other tenancies (Non Housing Act Tenancies / Company Lets): when you rent a property from us we will charge you a one-off fee per property. This charge is the equivalent of 15 days of the monthly rental charge (+VAT) with a minimum fee of £450 (inc.VAT) up to a maximum of £650 (inc.VAT). Other fees may apply depending on your circumstances.

0118 9776 776

lettings@michael-hardy.co.uk **www. michael-hardy.co.uk**

Michael Hardy Lettings, 9 Broad Street, Wokingham, RG40 1AU

Heating Type : Gas
Water supply: Mains
Drainage info: Mains
Electricity supply: Mains
Gas supply: Mains

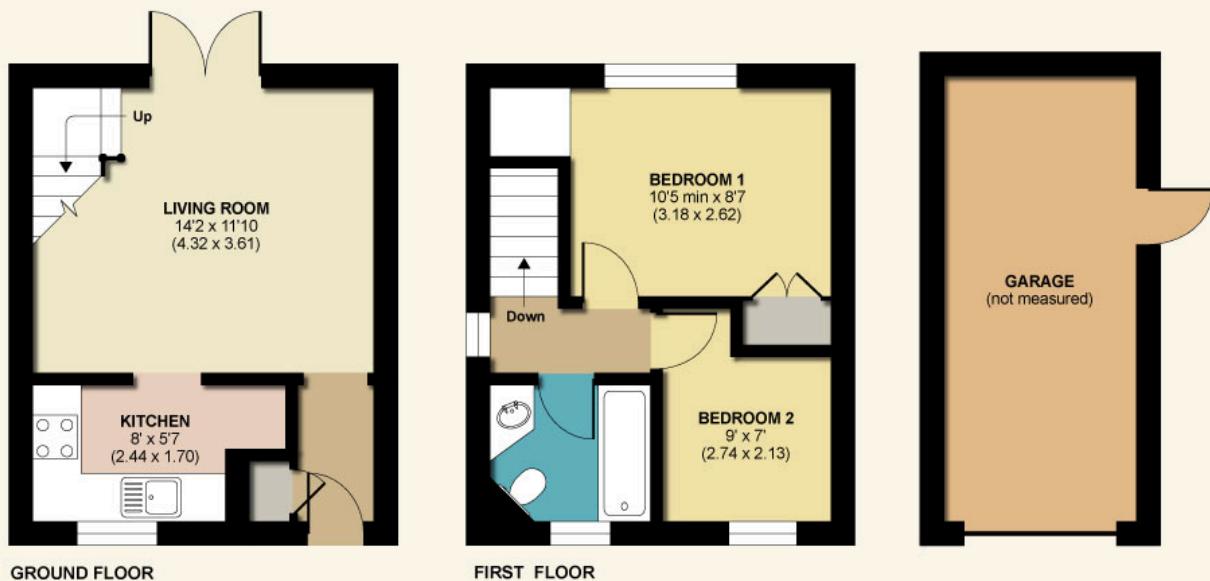
Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.





St. James Road, Finchampstead, Wokingham

APPROX. GROSS INTERNAL FLOOR AREA 510 SQ FT 47.3 SQ METRES (EXCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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