



sansome  george  
Residential Sales & Lettings

**Talbot Way, Available, £900 Per Calendar Month, Furnished**

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A furnished, well-proportioned studio apartment, situated in a highly sought-after location within the Westwood Fields development on the Tilehurst/Purley borders. Conveniently located near bus routes to Reading town centre and Tilehurst, and within walking distance of Tilehurst mainline station, offering services to London Paddington and Oxford. A Tesco Express store is also nearby.

The apartment is situated on the first floor and is accessed via a communal entrance, leading to a private front door opening onto an entrance hall. The accommodation comprises of a bathroom with a three-piece suite, and a living room with arch leading the fitted kitchen. Externally, the property benefits from private off-road parking.

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 A.

Tenancy: An Assured Shorthold tenancy is available for a minimum period of 6 months.

Possession: Available 31st March (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 outgoings including, council tax, water, gas, electricity telephone and TV.

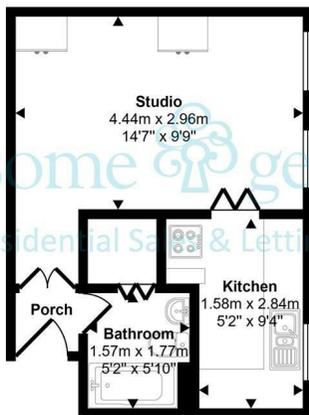
Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.

**Misrepresentation and Misdescriptions Acts**

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Approx Gross Internal Area  
26 sq m / 275 sq ft



Studio

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) <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>		73	79
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	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		