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Martin & Pole
inc. Watts & Son est. 1846

Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

10 Sandhurst Lodge, Wokingham Road, Crowthorne



A ground floor studio flat in period property with one parking space

Approximately one mile from Crowthorne Railway Station and well placed for National Trust land offering some lovely walks

Private entrance, bedroom/sitting room, kitchen, bathroom, gas fired central heating

EER: D64

COUNCIL TAX: Bracknell Forest Council- Band 'B'

DEPOSIT: £1090.40

HOLDING DEPOSIT: £218.08

BROADBAND: Ultrafast

HIGHEST AVAILABLE DOWNLOAD: 1000Mbps

HIGHEST AVAILABLE UPLOAD: 10000Mbps

Available immediately

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or lettings@martinpole.co.uk



Price £945 pcm Unfurnished

10 Sandhurst Lodge, Wokingham Road, Crowthorne RG45 7QD

ACCOMMODATION: The accommodation briefly comprises (all dimensions are approximate):

On the ground floor:

Kitchen: 14'7 x 5'3 widening to 6'9, range of white eye and base level units with roll edged work tops and tiled splash backs, sink with mixer tap, built-in electric oven with gas hob, washing machine, fridge.

Lounge/bedroom: 14'7 x 11'6 widening to 13', large walk-in wardrobe, radiator, bed, carpet.

Bathroom: white suite comprising panelled bath with shower over and shower curtain, low level W.C., wash hand basin.

Outside:

Parking for 1 vehicle

Access to and limited use of private gardens by permission from the Landlord

Directions: From Wokingham take the A321 in southerly direction. Take the first exit at the roundabout with the Ford Garage, continue over the double roundabouts at the junction with Nine Mile Ride take the second exit at the roundabout with Wellingtonia Avenue and Dukes Ride, after a further three quarters of a mile the entrance to Sandhurst Lodge will be found on the right hand side.

TENANTS PERMITTED PAYMENTS

Before the tenancy starts:-

Holding Deposit: one week's rent, payable on the Landlord agreeing to the proposed letting and commencement date, subject to references. Once the holding deposit is received in cleared funds the property will be withdrawn from the market for fifteen days (eleven working days). If the Tenant provides false or misleading information, fails a reference or right to rent check, or withdraws from renting the property the holding deposit will be retained by the Agent. If the landlord withdraws the deposit will be refunded.

Tenancy Requirements:

Deposit: equivalent to five weeks' rent for any contingencies arising out of the Tenancy in respect of dilapidations and any other outstanding charges. The deposit will be held by The Deposit Protection Service for the duration of the Tenancy. The Tenant is not entitled to any interest accrued on their deposit whilst it is held by the Deposit Protection Service.

First month's rent in advance. The rent to be paid by monthly standing order.

During the Tenancy:

Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate where the rent has been outstanding for 14 days or more for each day the payment is outstanding (from the date set out in the tenancy agreement).

Payment of £50 for any changes to the terms of the tenancy agreement when requested by the Tenant and agreed by the Landlord.

Payment for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with the early termination of the tenancy if requested by the Tenant.

During the Tenancy (payable to the provider) if permitted by the Tenancy Agreement and applicable:

Utilities: gas, electricity, water;

Council Tax; Telephone and broadband; Installation of cable/ satellite; Television licence.

Other permitted payments:

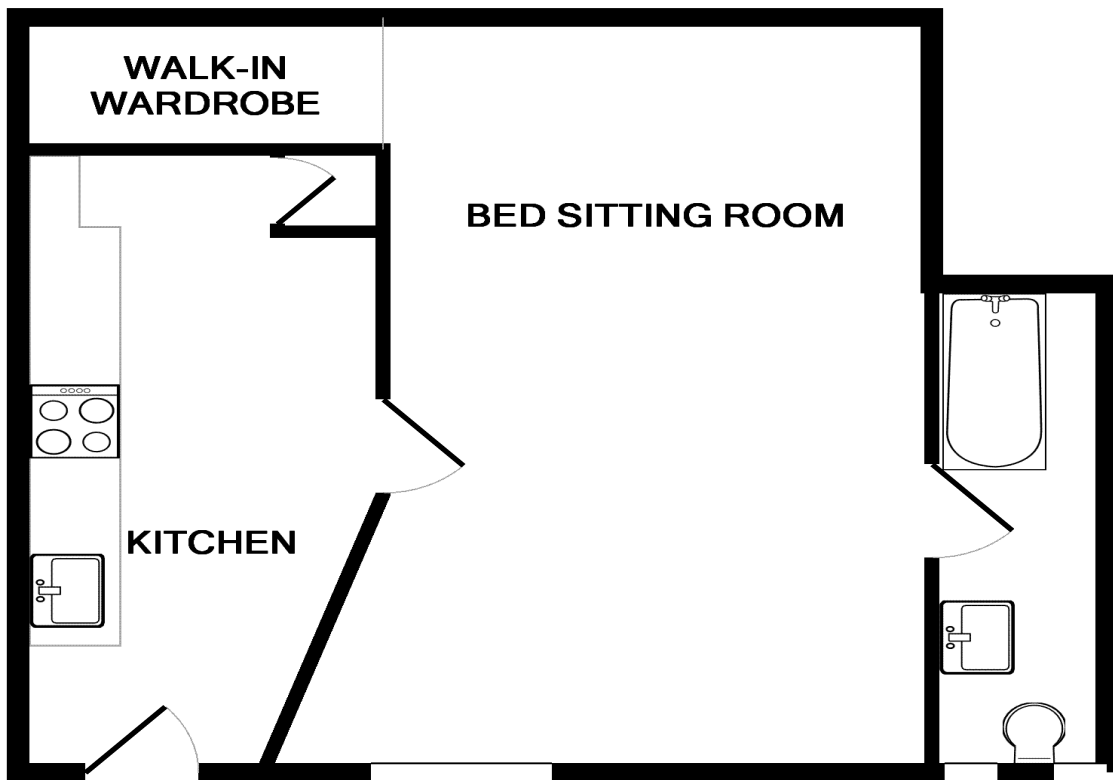
Any other permitted payment, not included above, under the relevant legislation including contractual damages.

Money Protection:

Martin & Pole is a member of the Royal Institution of Chartered Surveyors, which includes a client money protection scheme and also a member of the Property Ombudsman redress scheme.

IMPORTANT NOTICE: We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed, nor do they necessarily guarantee a place in the school. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment.

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Measurements are approximate. Not to scale. Illustrative purposes only
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