



sansome & george

**Gweal Avenue, Available, £1,550 Per Calendar Month, Unfurnished**

**sansome & george**  
Residential Sales & Lettings



A very spacious, modern, two double bedroom, two bathroom, penthouse apartment with added benefit of a study, situated on the highly popular Kennet Island development located only 3 miles from Reading town centre. Local amenities include shop, cafe, gym, frequent bus services to Reading mainline train station and excellent recreational/leisure facilities. Links to Junction 11 of the M4 Motorway, A33 leading to Basingstoke and in turn the M3 Motorway are within an easy commute.

Accommodation comprises of communal entrance hall with security entry phone system, entrance hall, bright dual aspect 19' living area featuring a large box bay with modern fitted kitchen, study, bedroom one with built in wardrobe and a modern three-piece shower room ensuite, large second bedroom and modern family bathroom. The accommodation is complemented by beautifully high ceilings, gas radiator central heating, UPVC double glazing, large utility cupboard and one allocated parking space.

(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 C

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

Possession: Available 27th February (subject to the usual formalities).

Rent: £1550 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1788.46. 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 outgoing including, council tax, water, gas, electricity telephone and TV.

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

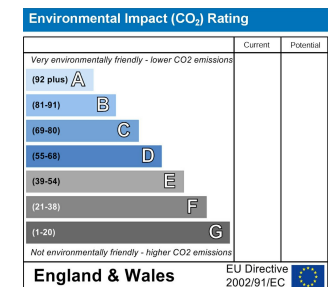
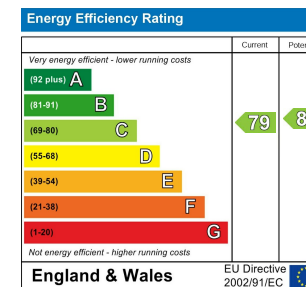


### Third Floor

Approx. 77.4 sq. metres (833.0 sq. feet)



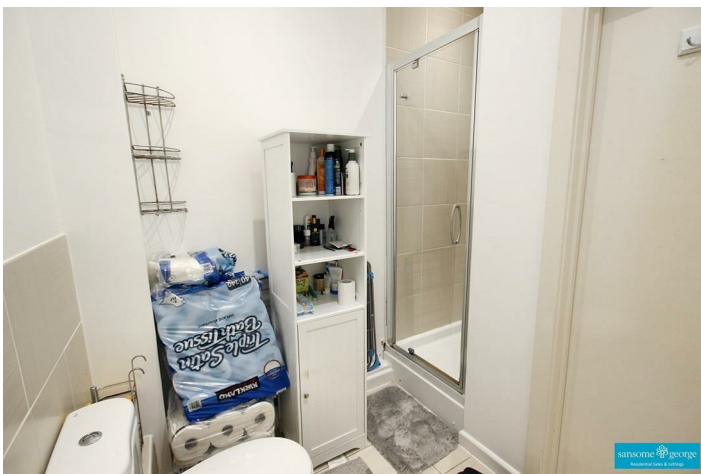
Total area: approx. 77.4 sq. metres (833.0 sq. feet)



#### Misrepresentation and Misdescriptions Acts

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