



St Georges Road, Available, £1,100 PCM, Unfurnished

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Residential Sales & Lettings

A well-presented one-bedroom mid-terrace home, tucked away within a quiet pocket development to the west of Reading. The property benefits from a private front garden and driveway parking for one vehicle. Ideally positioned west of Reading town centre, the home offers excellent transport connections, including local bus services, easy access to Junction 12 of the M4, and nearby Tilehurst and West Reading train stations. Tesco's 24-hour superstore is also within comfortable walking distance.

The accommodation comprises of a spacious 14ft lounge/diner with stairs rising to the first floor, a fitted kitchen complete with appliances, and a generous double bedroom featuring a built-in storage cupboard. The property is further served by a modern three-piece bathroom with a shower over the bath.

Externally, the home enjoys a private front garden alongside driveway parking.

Property details:

Energy Performance Rating: D - The full results of the energy performance assessment can be supplied upon request.

Local Authority: Reading.

Council Tax: Band B.

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

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 outgoings including, council tax, water, gas, electricity telephone and TV.

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



Approx Gross Internal Area
40 sq m / 429 sq ft

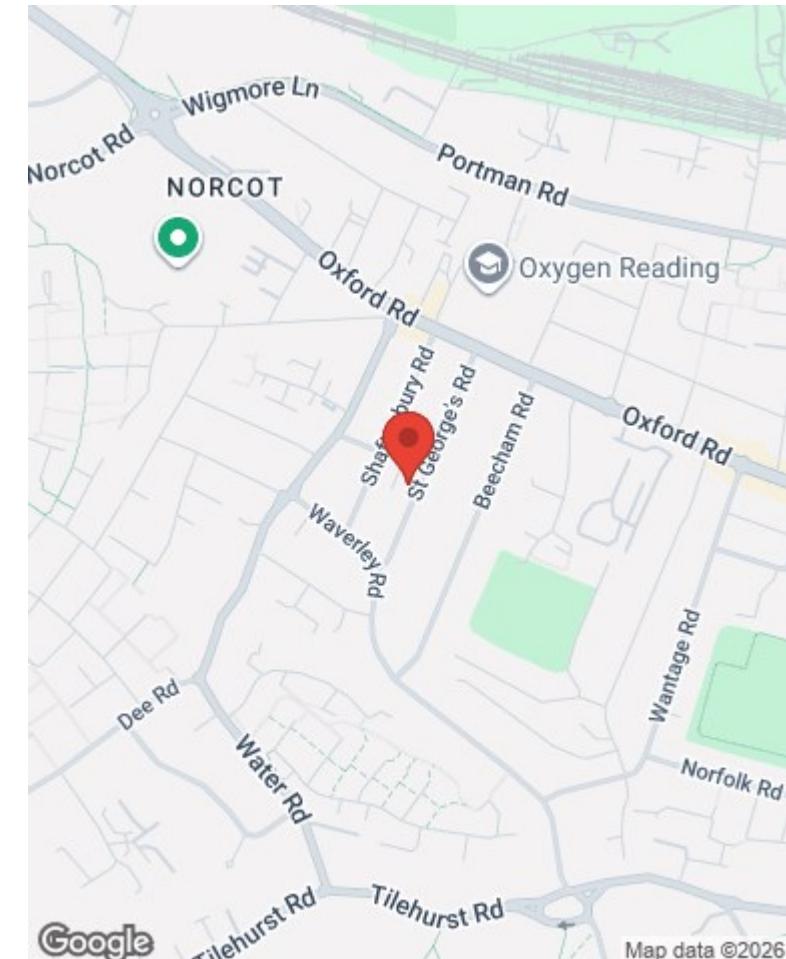


Ground Floor
Approx 20 sq m / 213 sq ft



First Floor
Approx 20 sq m / 215 sq ft

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	61	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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9 The Triangle, Tilehurst, Reading, Berkshire RG30 4RN
0118 939 1999 - lettings@sansome-george.com

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