



**Tidmarsh Street, Available, £1,200 PCM, Unfurnished**

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**\*\* RENT is £1200PCM INCLUSIVE OF BILLS \*\*** This first floor flat is presented in good order throughout which offering one double bedroom. Located in a favoured road approximately 2 miles to the west of Reading Town Centre and neighbouring the suburb of Tilehurst. The property is located within walking distance of a wealth of amenities to include 24 hour bus service, shops, supermarkets, pubs, restaurants, Battle Library and retail park including a 24 hour gym. Both West Reading and Tilehurst train stations (London Paddington, Oxford, Newbury, Basingstoke), are approximately 1 mile away. On road parking available.

Accommodation comprises of a communal entrance hall, stairs to first floor, private door opening into the open plan living space with kitchenette and window overlooking the rear of the property, plus doors leading to a double bedroom and modern shower room.

(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 - cost included in rent.

Tenancy: An Assured Periodic tenancy.

Possession: Available 13th July (subject to the usual formalities)

Rent: £1200 per calendar month, inclusive of Council Tax, water, gas and electric, paid in advance by Bankers Standing Order.

Deposit: £1384.61 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 will be responsible for all other outgoings including telephone, broadband and TV.

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

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.

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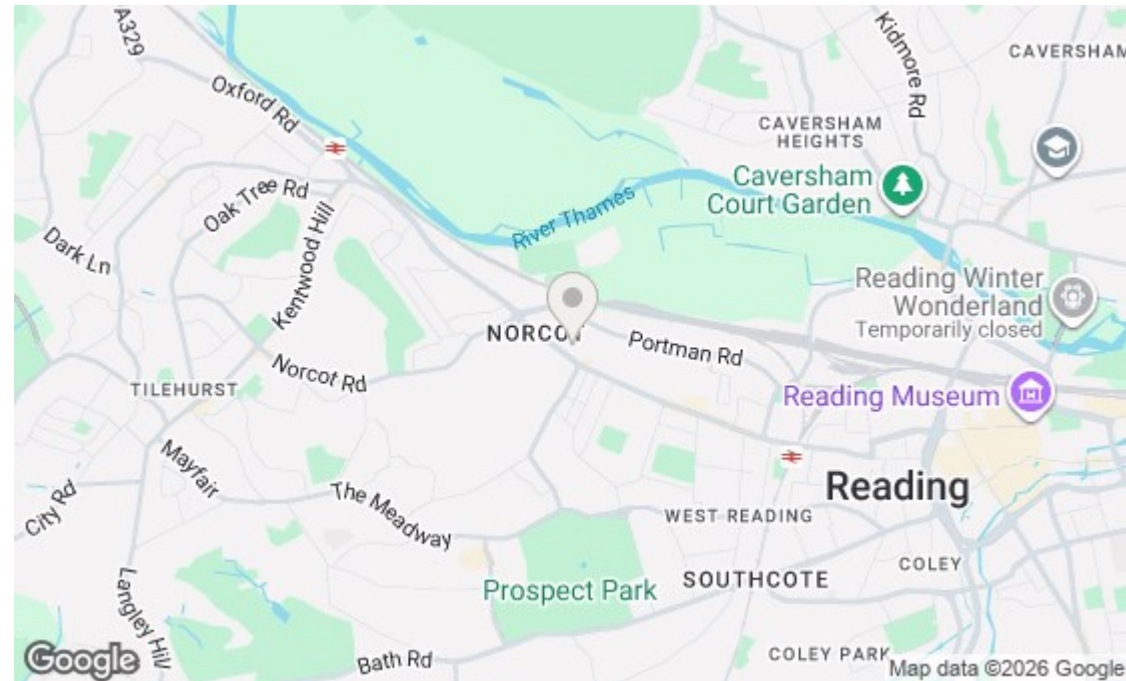


Approx Gross Internal Area  
35 sq m / 376 sq ft



Floorplan

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	
	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>88</b>
	<b>69</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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

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