



Talbot Way, Available, £1,100 Per Calendar Month, Unfurnished

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Residential Sales & Lettings

A well presented one double bedroom ground floor maisonette, located in a sought after position in the Westwood Fields development on the Tilehurst / Purley borders. Bus routes to Reading town and Tilehurst are nearby with access to a Tesco local store and walking distance to Tilehurst mainline station with services to London Paddington and Oxford.

Accommodation comprises lounge/diner, modern fitted kitchen with appliances, modern bathroom with shower over bath, double bedroom with built in wardrobe. The exterior consists of a fully enclosed rear garden mainly laid to lawn with various plants and shrubs to borders and decking area. There is one one allocated parking space to the front of the property.

Property Details :-

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

Local Authority: West Berkshire Council - Band C.

Tenancy: An Assured Shorthold Tenancy is available for a minimum period of 12 months subject to a 6 month break clause.

Possession: Available from 24th April (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.

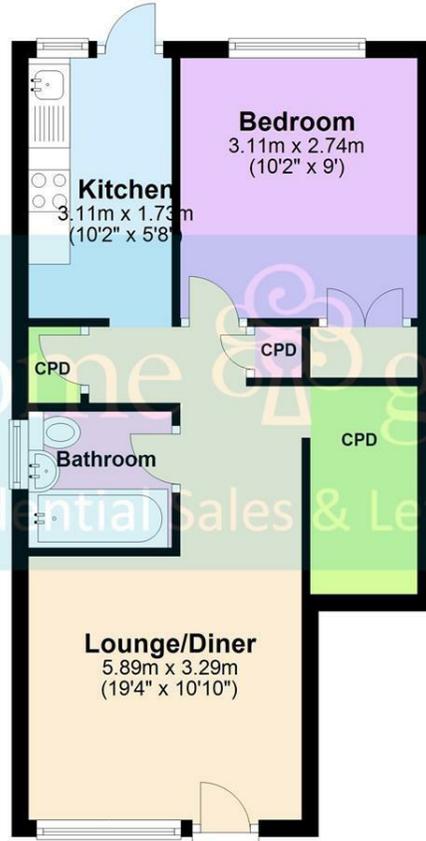
Outgoings: The tenant will be responsible for all outgoing including Council Tax, water, gas (where relevant), electricity, telephone, broadband and TV.

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

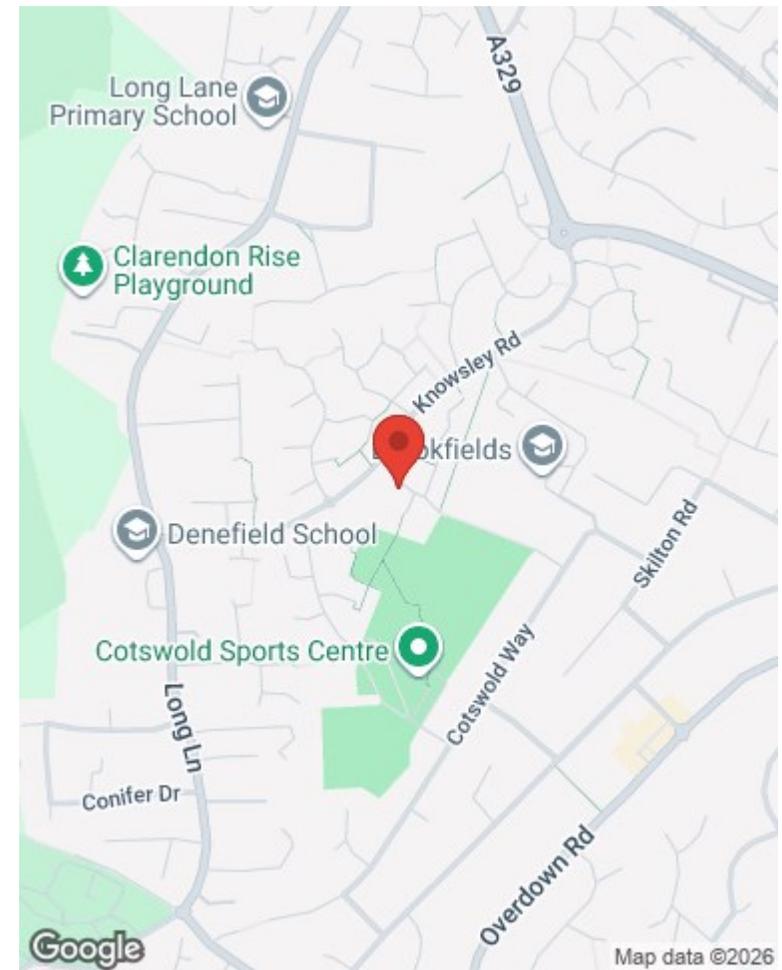


Ground Floor

Approx. 39.7 sq. metres (427.2 sq. feet)



Total area: approx. 39.7 sq. metres (427.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		62	79
		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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