

Property ref: 134538



Marigold Close, Crowthorne, RG45 6TY

£1,425 PCM



Two bedroom terraced property situated in the sought after village location of Crowthorne in Heath Lake Park . In to porch leading to lounge/dining room through to kitchen/breakfast room with modern appliances. Two double bedrooms and bathroom with shower over bath. Small rear garden with patio. Separate single garage in near block. Close proximity to leisure, amenities and transport links. Good local schools. Wokingham Council Tax band D. EPC Rating Band D. Unfurnished.

Available 15/07/2026

- Terraced Property in Popular Heath Lake Park Crowthorne
- Two Double Bedrooms with Storage
- Fitted Kitchen with Breakfast Area
- Single Garage in Block
- Enclosed Garden & Patio Area
- Unfurnished. Gas Central Heating

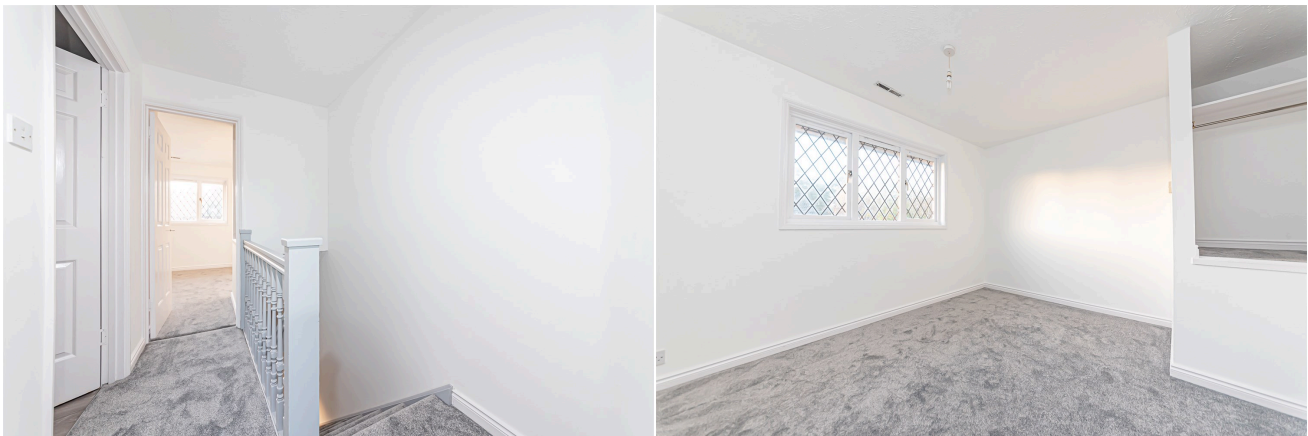
*Fees For Assured Shorthold Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held and protected in line with Deposit legislation. For more information about our fees please visit: www.michael-hardy.co.uk
Fees for all other tenancies (Non Housing Act Tenancies / Company Lets): when you rent a property from us we will charge you a one-off fee per property. This charge is the equivalent of 15 days of the monthly rental charge (+VAT) with a minimum fee of £450 (inc.VAT) up to a maximum of £650 (inc.VAT). Other fees may apply depending on your circumstances.

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Michael Hardy Lettings, 9 Broad Street, Wokingham, , RG40 1AU

Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.

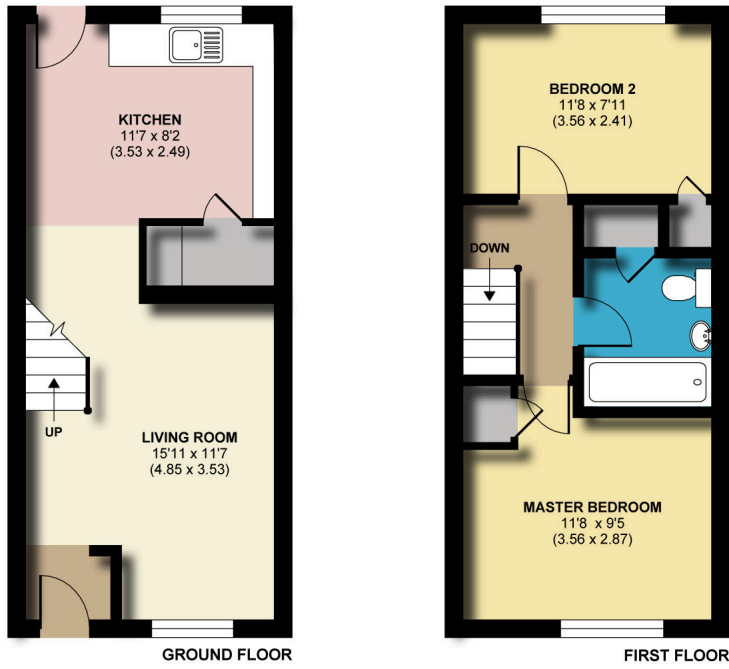




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		85
69-80	C		
55-68	D	61	
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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APPROX. GROSS INTERNAL FLOOR AREA 654 SQ FT 60.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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