



**Warbreck Drive, Available, £1,100 Per Calendar Month, Unfurnished**

**sansome & george**  
Residential Sales & Lettings



A well presented one double bedroom first floor maisonette, ideally situated in the sought-after Westwood Fields development on the Tilehurst/Purley borders. The property benefits from excellent transport links, with regular bus routes to Reading town centre and Tilehurst close by, a nearby Tesco Local store, and Tilehurst mainline station within walking distance, offering direct services to London Paddington and Oxford.

The accommodation comprises an entrance hall with stairs leading to the first floor landing. From the landing, doors lead to a spacious living room featuring an archway through to a galley-style kitchen, fitted with a washing machine, fridge/freezer, hob and oven. Further accommodation includes a three piece bathroom with an electric shower over the bath and a well proportioned double bedroom with rear aspect views. Externally, the property benefits from allocated parking for one car within the communal car park.

#### Property details:

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

Local Authority: West Berkshire.

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.

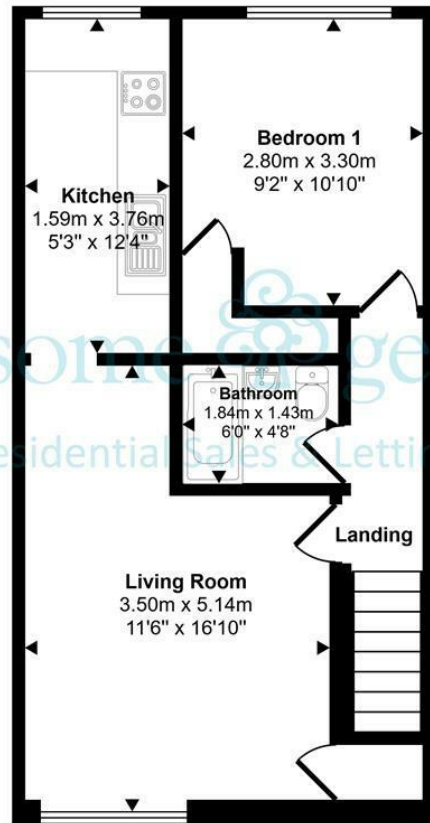
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

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

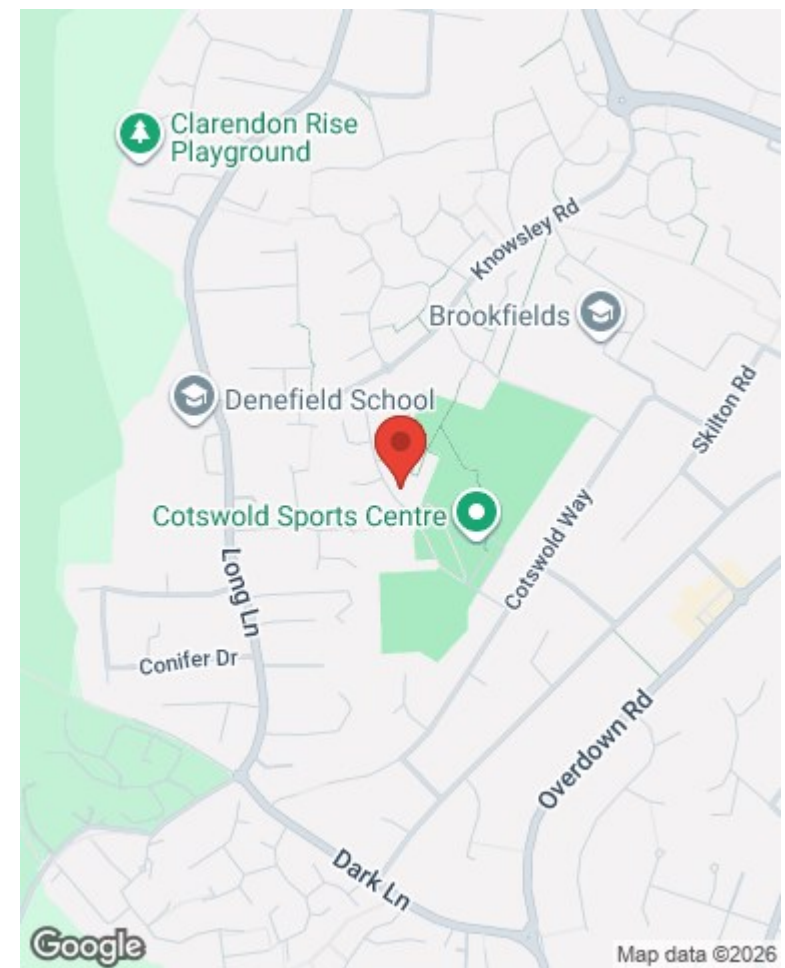


Approx Gross Internal Area  
41 sq m / 444 sq ft



First Floor

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		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

#### Misrepresentation and Misdescriptions Acts

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