



Craig Avenue, Available, £1,200 Per Calendar Month, Unfurnished

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Residential Sales & Lettings

Situated on the second floor of a highly sought after residential development, this modern two double bedroom apartment offers spacious and well proportioned accommodation throughout. Ideally located, the property provides excellent access to local transport links, including regular bus routes, Junction 12 of the M4, and both Tilehurst and West Reading train stations. A 24-hour Tesco Superstore is also within easy walking distance, making everyday shopping convenient.

Accessed via a secure communal entrance with both stairs and lift access to the second floor, the private front door opens into a welcoming entrance hall. From here, doors lead to a modern three-piece bathroom suite with shower over bath, two double bedrooms (bedroom has built-in wardrobes), a newly fitted modern kitchen, a bright dual-aspect living room with a Juliet balcony. Externally the property offers a parking space in the car park.

Property details:

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

Local Authority: Reading.

Council Tax: Band C.

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

Possession: Available immediately (subject to the usual formalities).

Rent: £1200 per calendar month paid in advance by Bankers Standing Order.

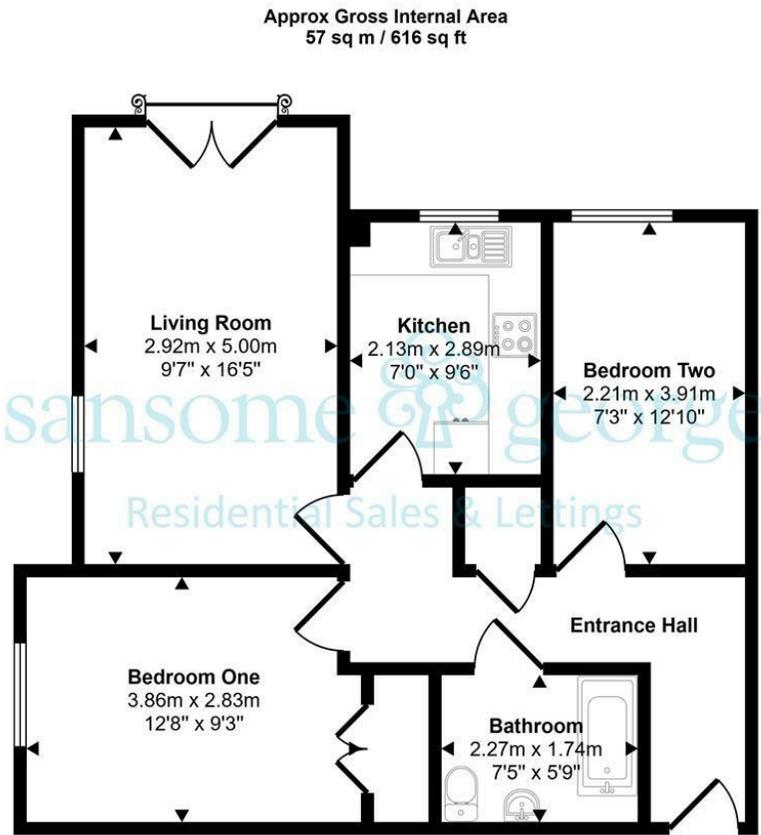
Deposit: £1384.61. The deposit will be paid to the agent who is a member of the deposit protection service (DPS) who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

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 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.





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		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		84	84
	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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