

Property ref: 151786



Emmbrook Gate, Wokingham, RG41 1JW

£1,600 PCM



A very well presented terraced home situated close to local schools and amenities. 2 Double bedrooms and 1 Nursery, Family bathroom, spacious lounge / dining room, fitted kitchen with appliances, Garden room. Garage in block. Wokingham Council tax band C. EPC band C. Unfurnished.

Available 31/03/2025

- 2 Double Bedrooms
- Nursery Room
- Family Bathroom
- Spacious Lounge / Dining Room
- Garage in block
- Unfurnished

*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.

0118 9776 776

lettings@michael-hardy.co.uk www.michael-hardy.co.uk

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

Water supply: Mains
Drainage info: Mains
Electricity supply: Mains

Gas supply: Mains

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'.





Emmbrook Gate, Wokingham
 Approximate Area = 842 sq ft / 78.2 sq m (excludes detached garage)
 For identification only - Not to scale

