

Property ref: 137936



Almond Close, Wokingham, RG41 4UU

£2,450 PCM



Situated In Barkham On The Elizabeth Park Development Is This Detached Well Presented Four Bedroom Property, Great Condition Throughout, Entrance Hall, Large Dining Room, Separate Lounge Opening Into Conservatory, Fitted Kitchen With Built-in Appliances, Breakfast Area, Cloakroom, Three Double Bedrooms With Fitted Wardrobes, One Single Bedroom, Family Bathroom, And En-suite Bathroom With Separate Shower Cubicle, Laminate Flooring Throughout, Gas Central Heating And Double Glazed Windows, Enclosed Rear Garden, Driveway For Two Cars And A Double Garage. Wokingham Council Tax Band F. EPC Rating D. Unfurnished.

Available 29/05/2027

- Detached Home In Popular Barkham
- Three Double Bedrooms & One Single Bedroom
- Modern Kitchen With Built-in Appliances
- Two Large Reception Rooms And Separate Diningroom
- Double Garage & Driveway Parking
- 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.

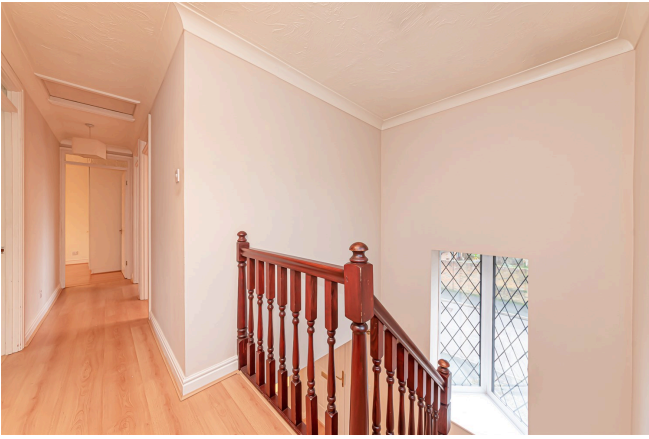
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PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Michael Hardy Estate Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		73
55-68	D	57	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

