



## Warley Rise

Tilehurst, RG31 6FR

£1,050 PCM



A well presented, good size ground floor maisonette in a quiet, sought after Cul-De-Sac location. The property comprises one bedroom, lounge, kitchen (with cooking appliances and washing machine) and bathroom with shower over bath. The property benefits from a good sized private rear garden, allocated parking and gas central heating.

This is a non-smoking property.

Viewings highly recommended.

PLEASE NOTE SUCCESSFUL APPLICANTS WILL HAVE TO PASS A CREDIT CHECK AND AN AFFORDABILITY TEST

Relevant letting and tenant protection information:

In addition to paying rent for the property, you will also be required to make the following permitted payments:

Before the tenancy starts:

Holding Deposit: 1 week's rent; and/or

Deposit: 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent).

During the tenancy:

Payments to other third parties: such as Council Tax, separate garden waste collection costs, personal contents insurance, utilities and payments for communications services;

Default Charges: such as payments for the replacement of lost keys or interest on overdue rent; and

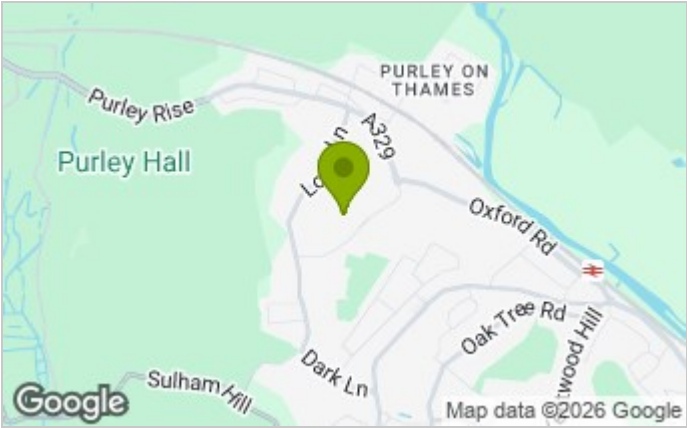
Tenancy Transaction Charges: such as requests to vary or assign the tenancy.



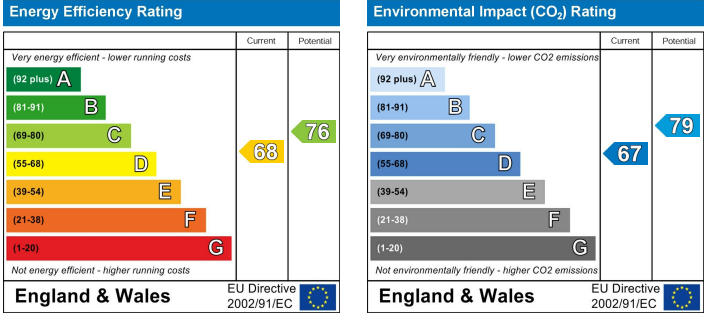




Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.