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Martin & Pole
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Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

Flat 7, 72 Sturges Road, Wokingham



A spacious redecorated two bedroom ground floor flat with garage and communal garden

Within walking distance of the town centre and mainline railway station

2 Bedrooms, Lounge, Kitchen/Breakfast Room, Bathroom, Double Glazing, Gas Central Heating, Communal Garden

Available immediately

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or lettings@martinpole.co.uk



Price £1,275 Unfurnished

Flat 7, 72 Sturges Road, Wokingham RG40 2HE

ACCOMMODATION: The accommodation briefly comprises:

On the ground floor:

Communal Hall: stairs.

Entrance Hall: entry phone system, wall mounted fuse box, single radiator, carpet.

Lounge: front aspect double glazed window, curtains, ornamental fireplace, double radiator, central heating thermostat, TV and telephone point, wood block flooring.

Kitchen/ Breakfast Room: rear aspect double glazed window, vertical blind, range of wood effect eye and base level units with rolled edge work tops and tiled splash backs, stainless steel sink unit with mixer tap, built-in electric oven with gas hob and extractor above, washing machine, fridge freezer, integrated dishwasher, wall mounted central heating boiler, storage cupboard, vinyl flooring.

Bedroom 1: rear aspect double glazed window, curtains, built-in wardrobe, double radiator, carpet.

Bedroom 2: front aspect double glazed window, curtains, built-in wardrobe, double radiator, carpet.

Bathroom: side aspect obscure glass double glazed window, Venetian blind, white suite comprising panelled bath with electric shower over, shower curtain, pedestal wash hand basin, low level W.C., shavers point, single radiator, heated towel rail, wall cabinet, vinyl flooring.

Outside:

Communal garden

Garage in block to the rear, one allocated parking space

Council Tax: Wokingham Borough Council, Band 'C'

SUITABLE FOR A COUPLE

Energy Efficiency Rating: C70

Directions: From Peach Street in Wokingham turn left onto Easthampstead Road. Take the third turning on the right onto Murdoch Road, then the first turning on the right onto Sturges Road, where No. 72 will be found on the right hand side.

TENANTS PERMITTED PAYMENTS

Before the tenancy starts:-

Holding Deposit: one week's rent, payable on the Landlord agreeing to the proposed letting and commencement date, subject to references. Once the holding deposit is received in cleared funds the property will be withdrawn from the market for fifteen days (eleven working days). If the Tenant provides false or misleading information, fails a reference or right to rent check, or withdraws from renting the property the holding deposit will be retained by the Agent. If the landlord withdraws the deposit will be refunded.

Tenancy Requirements:

Deposit: equivalent to five weeks' rent for any contingencies arising out of the Tenancy in respect of dilapidations and any other outstanding charges. The deposit will be held by The Deposit Protection Service for the duration of the Tenancy. The Tenant is not entitled to any interest accrued on their deposit whilst it is held by the Deposit Protection Service.

First month's rent in advance. The rent to be paid by monthly standing order.

During the Tenancy:

Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate where the rent has been outstanding for 14 days or more for each day the payment is outstanding (from the date set out in the tenancy agreement).

Payment of £50 for any changes to the terms of the tenancy agreement when requested by the Tenant and agreed by the Landlord.

Payment for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with the early termination of the tenancy if requested by the Tenant.

During the Tenancy (payable to the provider) if permitted by the Tenancy Agreement and applicable:

Utilities: gas, electricity, water;

Council Tax; Telephone and broadband; Installation of cable/ satellite; Television licence.

Other permitted payments:

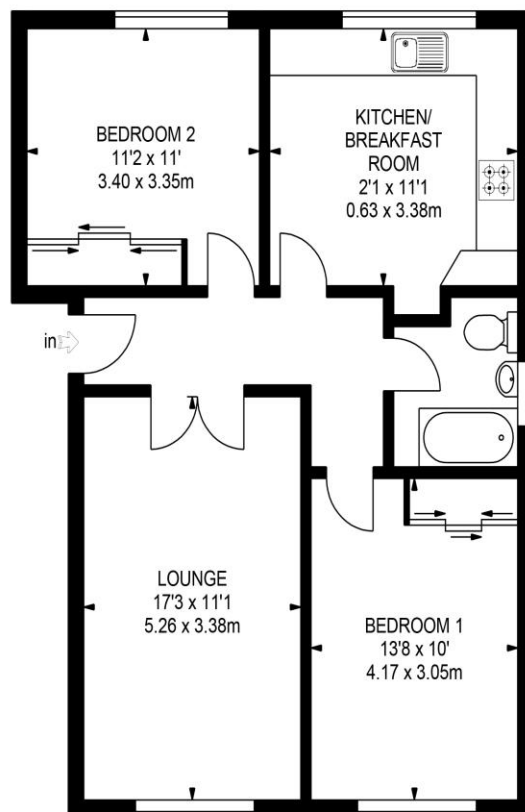
Any other permitted payment, not included above, under the relevant legislation including contractual damages.

Money Protection:

Martin & Pole is a member of the Royal Institution of Chartered Surveyors, which includes a client money protection scheme and also a member of the Property Ombudsman redress scheme.

IMPORTANT NOTICE: We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed, nor do they necessarily guarantee a place in the school. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment.

Fo:33704



GROUND FLOOR



APPROX. GROSS INTERNAL FLOOR AREA 723 SQ FT / 67.16 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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