

24A Barkham Road, Wokingham



A two storey two bedroom maisonette recently redecorated with new carpets.
Gas fired central heating to radiators, replacement double glazing

Within a short walk of the railway station and Wokingham town centre

2 Bedrooms, fitted Kitchen with new washing machine and fridge/freezer,
Lounge, Bathroom, Separate W.C.

Available Immediately

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

24A Barkham Road, Wokingham RG41 2XP

ACCOMMODATION: The accommodation briefly comprises:

On the ground floor: exterior staircase to the first floor:

Entrance Hall: radiator, linen cupboard, double wardrobe cupboard with storage above.

Stairs to Second Floor with Half Landing: radiator.

Kitchen: light oak base units with contrasting slate effect roll edged work surfaces, four ring gas hob, electric fan assisted oven beneath, extractor hood over hob, single drainer stainless steel sink unit with mixer tap, washing machine, fridge freezer, complimentary range of light oak wall cabinets one housing Glow-Worm gas fired boiler, radiator.

Bathroom: panelled enclosed bath, pedestal wash hand basin with shower attachment, shaver socket, extractor, radiator.

Separate W.C. low level W.C., radiator.

Lounge: front aspect, radiator, Virgin Media point.

On the second floor:

Bedroom 1: front aspect, radiator T.V.point.

Bedroom 2: rear aspect, radiator.

Council Tax: Wokingham Borough Council Band 'C'

Energy Efficiency Rating: 63D

Directions: from Broad Street, proceed towards Shute End and bear left onto Station Road. Proceed over the level crossing onto Barkham Road where No 24 will be found on the left hand side. There is side pedestrian access to the rear of the building which leads to 24A.

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 Once the holding deposit is received in cleared funds the property will be withdrawn from the market for fifteen days (eleven working days).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:

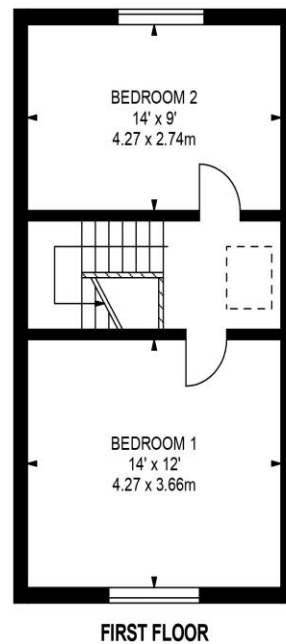
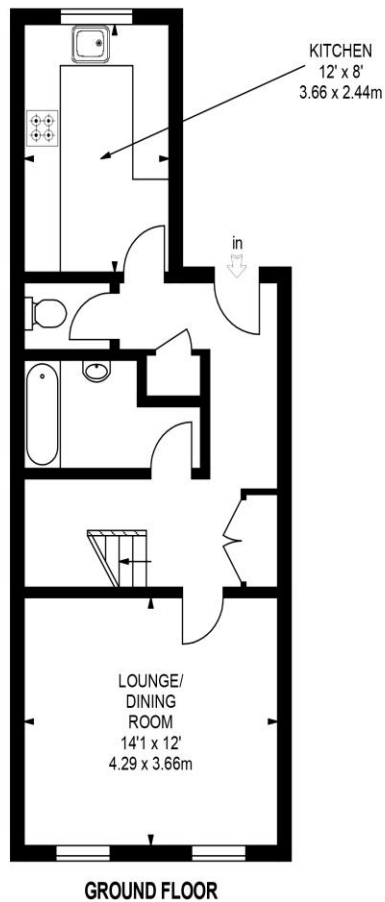
Any other permitted payment, not included above, under the relevant legislation including contractual damages.

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:14483



REF - 24ABR / MP



APPROX. GROSS INTERNAL FLOOR AREA 863 SQ FT / 80.17 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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