



[www.martinpole.co.uk](http://www.martinpole.co.uk)

**Martin & Pole**  
inc. Watts & Son est. 1846

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

Chartered Surveyors & Estate Agents

## Flat 5, 421 Reading Road, Winnersh



**A newly converted and refurbished 2 bedroom second floor apartment with one parking space**

**Within walking distance of Winnersh railway station and Sainsbury's supermarket. A short drive to Wokingham and A329(M) for M4**

**2 bedrooms, shower room, open plan kitchen/lounge, double glazing, gas central heating, communal garden**

EER: TBC

COUNCIL TAX: Wokingham Borough Council Band-TBC

DEPOSIT: £1,211.55

HOLDING DEPOSIT: £242.31

BROADBAND: Ultrafast

HIGHEST AVAILABLE DOWNLOAD: 1000Mbps

HIGHEST AVAILABLE UPLOAD: 100Mbps

**Available Immediately**

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or [lettings@martinpole.co.uk](mailto:lettings@martinpole.co.uk)



**Price £1050pcm Unfurnished**

# Flat 5, 421 Reading Road, Winnersh

**ACCOMMODATION:** The accommodation briefly comprises:

**On the ground floor:** Communal Entrance Hall: stairs, under stairs storage cupboard housing meters for all apartments. On the second floor:

Front door with entry phone.

**Living Room/ Kitchen:** open plan.

**Living Room Area:** dual aspect, roller blind, carpet 2 x radiators, telephone/Virgin point.

**Kitchen Area:** 'L' shaped room. Range of cream wall and base units with work surfaces. One and a half bowl stainless steel sink unit with mixer tap, under counter fridge and freezer, washer/ dryer, built-in 4 ring induction hob with fan assisted oven beneath and extractor above, roller blind, vinyl flooring.

**Shower Room:** velux window, shower cubicle, W.C. with concealed flush, vanity wash hand basin with cupboard beneath, heated ladder style towel rail, vinyl flooring.

**Bedroom 1:** velux window, door to eaves storage space, radiator, carpet.

**Bedroom 2:** front aspect, radiator, roller blind, carpet. Worcester gas boiler serving radiators and hot water.

**Directions:** From Wokingham proceed in the direction of Reading on the A329 Reading Road. Continue over the traffic lights at Winnersh with Sainsbury's Supermarket on the left and the property will be found a short distance on the right hand side, opposite a small parade of shops.

## 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:36932

Awaiting floorpan

Wallis House  
27 Broad Street  
Wokingham  
RG40 1AU  
T: 0118 978 0777  
w@martinpole.co.uk

The Auction House  
Milton Road  
Wokingham  
RG40 1DB  
T: 0118 979 0460  
a@martinpole.co.uk

Fine & Country  
Wallis House  
27 Broad Street  
Wokingham RG40 1AU  
T: 0118 989 4499  
wokingham@fineandcountry.com

Associated Office:  
16 The Parade  
Silverdale Road  
Earley Reading RG6 7NZ  
T: 0118 926 4422  
e@martinpole.co.uk

[www.martinpole.co.uk](http://www.martinpole.co.uk)



0118 978 0777