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Martin & Pole

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ESTATE AGENTS



11 Flaxman Close, Earley, Reading, RG6 5TH

To let - £1400pcm - Unfurnished

An unfurnished 3 bedroom home with 2 shower/bathrooms, close to the University



A deceptively spacious chalet style home with particularly generous ground floor accommodation and westerly aspect rear gardens.

Within the traditional Maiden Erlegh school catchment, very close to the University and nearby to the Asda and Marks & Spencer shopping complexes in Lower Earley.

2 first floor bedrooms, first floor bathroom, ground floor shower room, large lounge, open plan kitchen/breakfast room and family area, utility room, ground floor bedroom 3, driveway parking, gas radiator central heating, double glazing, gardens. (Please note that the garage will not be included in the tenancy for the first few months).

Flaxman Close is a small, quiet cul-de-sac forming part of an established development constructed in the 1950s.

There are regular bus services nearby which provide access past the Royal Berkshire Hospital into Reading Town Centre where there is a wide range of leisure and retail facilities.

The town centre has a main line railway station with fast services to Paddington and also services to Waterloo which run through Earley and Winnersh Triangle railway stations. The Crossrail Link is scheduled to open at Reading in 2019.

The property is well placed for access to Green Park, Shire Hall and the ECMWF.

The M4 motorway network can be joined either at Junction 11, where there is the A33 south towards Basingstoke, or at Junction 10 where London then lies about 40 miles away and Heathrow airport about 28 miles away.

EER: E52, Council Tax: E





Tenants information and costs:

This landlord will not consider pets, smokers, sharers, housing benefit or families with more than 2 children.

Costs are:

One month's rent in advance. Deposit equivalent to one and a half month's rent in respect of 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 and then returned following the end of the term in accordance with The Housing Act 2004 enacted 6th April 2007. The Tenant is not entitled to any interest accrued on their deposit whilst it is held by the Deposit Protection Service.

Administration fee: £240.00 including VAT (£200 + VAT)
Reference fee per tenant/guarantor (by independent specialist): £48.00 including VAT (£40.00 + VAT). In order to pass a financial reference for this level of rent the combined total income of the tenants shall need to exceed £43,800pa. Both the administration fee and the reference fee/s are payable on confirmation that the Tenant/s wish to proceed and will facilitate the property being removed from the market for a period not exceeding two weeks. They are non-refundable unless the Landlord withdraws.

Tenants will be required set up a Standing Order for the payment of the monthly rent. The agent will carry out quarterly inspections of the property. Check in fee £108 (£90 + VAT).
Renewal Agreement fee: £48.00 including VAT (£40.00 + VAT)

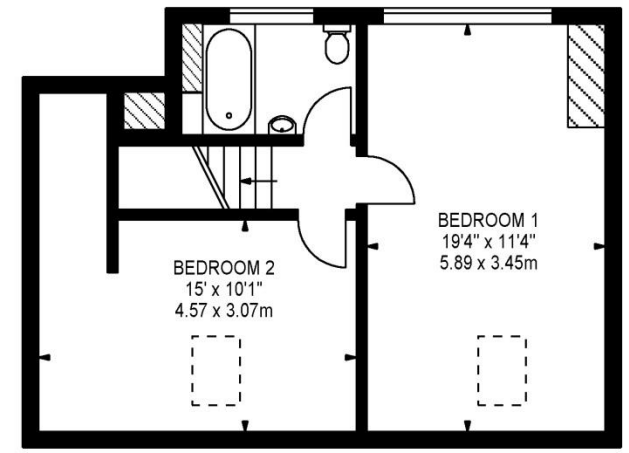
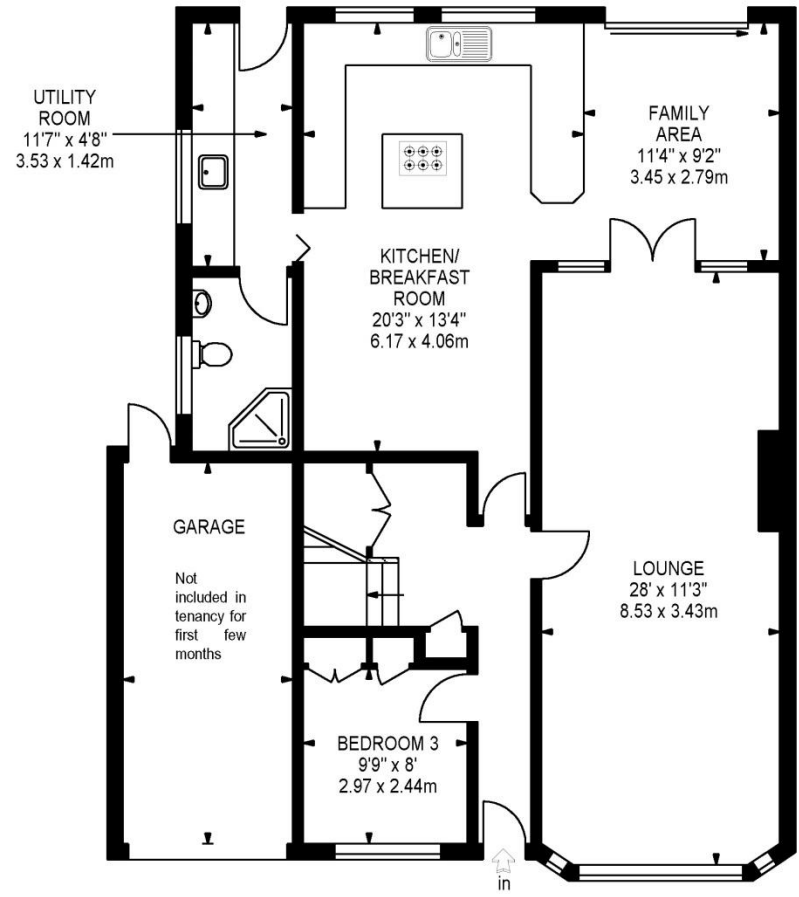


IMPORTANT NOTICE RELATING TO THIS PROPERTY: We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part 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 and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. 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 enter a contractual commitment.

11/24/2018 11:38 AM

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GROUND FLOOR

FIRST FLOOR

REF-MP/11FC



APPROX. GROSS INTERNAL FLOOR AREA 1617 SQ FT / 150.22 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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