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Martin & Pole

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ESTATE AGENTS



5 Fowler Close, Earley, Reading, RG6 7SS

To Let - £1,325 pcm – unfurnished

## 5 Fowler Close, Earley, Reading, RG6 7SS



A really nice semi-detached home close to the University and within the traditional Maiden Erlegh school catchment, also in Whiteknights school catchment.

3 bedrooms, recently fitted white bathroom suite, lounge, extended dining room, extended fitted kitchen, gas radiator central heating, double glazing, driveway parking, carport, garage, gardens.

There are regular bus services in the area travelling past the University and Royal Berkshire Hospital into the town centre where there is a mainline Railway Station with fast services to Paddington. Reading also offers services to Waterloo which travel through the nearby Earley Railway Station. Crossrail is expected to open at Reading at the end of 2019

There are good shopping facilities available at the Asda and Marks & Spencer complexes and the M4 motorway can be joined at either junction 11 or junction 10.

Available mid/late March 2019 onwards - Unfurnished.

NO PETS/ NO SMOKERS / NO SHARERS/ MAX 2 CHILDREN. EER: C73 Council Tax: D

**Tenants Costs:** 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). 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. The agent will carry out quarterly inspections of the property. Renewal Agreement fee: £48.00 including VAT (£40.00 + VAT)



For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or [earley@martinpole.co.uk](mailto:earley@martinpole.co.uk)



GROUND FLOOR  
APPROX. FLOOR AREA 735 SQ.FT. (68.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR AREA 426 SQ.FT. (39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1161 SQ.FT. (107.8 SQ.M.)

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.  
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