



RICS

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Martin & Pole

Established 1846

ESTATE AGENTS



205 Garrard House, Garrard Street, Reading, RG1 1NR

To Let - Price £950 pcm – furnished

# 205 Garrard House, Garrard Street, Reading, RG1 1NR



**Modern apartment in central Reading - In the immediate vicinity of Reading Station and Reading's thriving shopping, leisure and business districts - Availability early March 2019 onwards. Please call to discuss.**

Open plan fully fitted kitchen/ dining room and lounge with appliances - Double bedroom with wardrobe - Bathroom with shower - Video entry phone system - Air circulation system - Radiator central heating - EER: B82 - Council Tax: C

### **Tenants information and costs:**

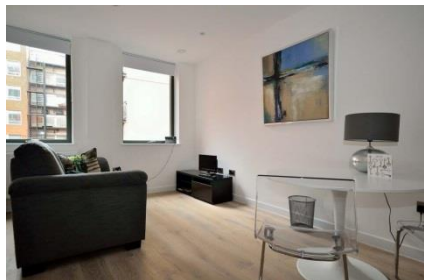
This landlord will only consider a professional tenant with no pets, no smoking, no children and no housing benefit.

Costs are:

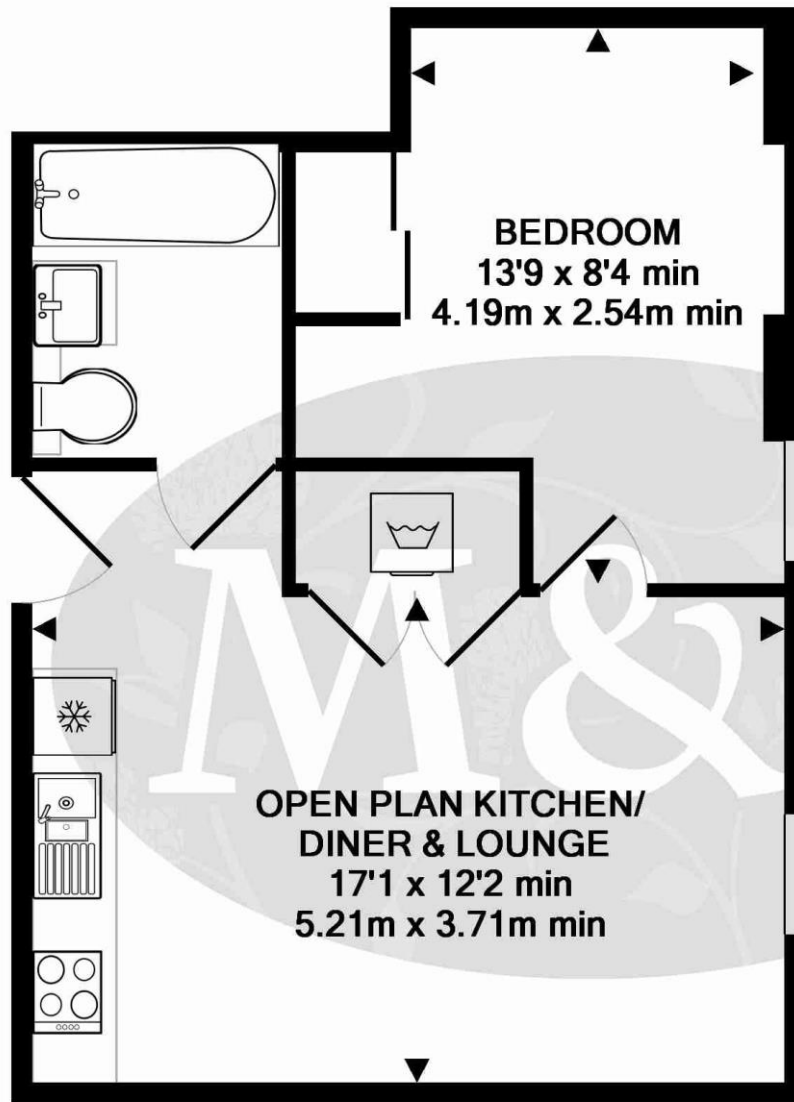
One month's rent in advance. Deposit equivalent to one and a half month's rent in respect of any contingencies arising out of the Tenancy in respect of dilapidations and any other outstanding charges. The deposit will be held by The Deposit Protection Service for the duration of the Tenancy and then 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 tenant shall need to equal or exceed £28,800pa. 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 to 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 £78 (£65 + VAT). 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)**



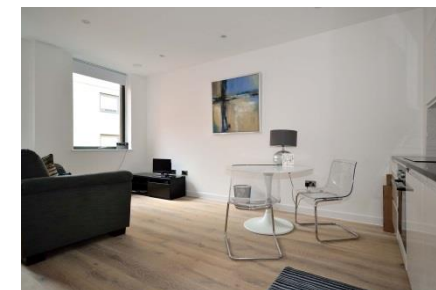
Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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 you enter a contractual commitment. 2/5/2019 3:23 PM