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**Martin & Pole**

Established 1846

ESTATE AGENTS



18 Burwell Close, Lower Earley, Reading, RG6 4BB

To Let - Price £775 pcm – furnished



## 18 Burwell Close, Lower Earley, Reading, RG6 4BB



Recently refurbished  
Close to regular bus services into Reading town centre, via the University  
Close to local shops  
Good access to the M4 motorway network  
Near Earley and Winnersh Triangle railway stations  
Currently furnished but can be unfurnished or part furnished if required.

First floor maisonette

One bedroom

Sitting room

Refitted kitchen

Refitted bathroom

Gas radiator central heating

UPVC double glazed windows

Allocated parking space



N.B. Photos from November 2015



A first floor maisonette superbly positioned for public transport, shops and motorway access.

**The grounds and accommodation briefly comprise** (all measurements are approximate):

Small open plan front garden

**Covered entrance porch** with bin storage cupboard, UPVC double glazed front door leading to

**Enclosed entrance hallway** with coats hanging area, stairs to the **Hallway** with small storage cupboard and airing cupboard housing gas boiler

**Lounge:** 13'8 by 11'10 with sofa, foot stool, dining table, sideboard, television stand

**Bedroom:** 12'3 by 10'6 with double bed, wardrobe and fitted cupboard above the stairwell

**Kitchen:** 11'10 by 5'4 refitted comprising a one and a half bowl sink unit inset into worktops with units above and below, four ring hob with oven below, fridge, freezer, washing machine, breakfast bar, assorted cutlery, crockery and utensils.

**Bathroom:** refitted suite comprising panel enclosed bath with mixer tap, separate shower over, fitted screen, close coupled WC, wash hand basin with storage below.

**NO PETS\*NO SMOKERS\*NO SHARERS\*NO HOUSING BENEFIT**

**Available now - February 2019.**

**Tenants information and 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). 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 £23,400pa. 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**

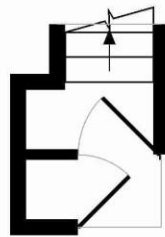
**Important notice relating to this property:** We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any 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 necessarily 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 enter a contractual commitment. 2/14/2019 11:47:00 AM

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e@martinpole.co.uk

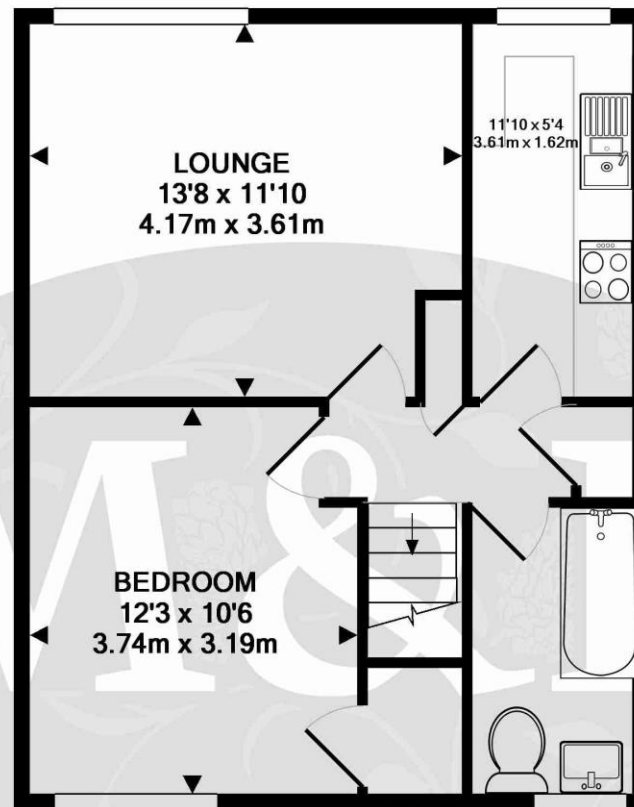
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GROUND FLOOR  
APPROX. FLOOR  
AREA 25 SQ.FT.  
(2.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 458 SQ.FT.  
(42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 483 SQ.FT. (44.9 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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