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**Martin & Pole**

Established 1846

ESTATE AGENTS

Residential & Commercial Estate Agents • Lettings Agents  
Auctioneers • Planners • Management • Surveyors & Valuers

**57 Rose Street, Wokingham**



**A spacious one bedroom ground floor flat**

**Ideally situated within Wokingham town centre and within walking distance of the mainline railway station**

**1 Bedroom, Bathroom, Kitchen, Lounge, Double Glazing, Electric Heaters**

**Available immediately for a long term let**

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 £750 pcm unfurnished**

## 57 Rose Street, Wokingham RG40 1XS

**ACCOMMODATION:** The accommodation briefly comprises:

**On the ground floor:**

**Lounge:** rear aspect double glazed window, wall mounted convector heater, spotlighting, T.V. point, telephone point.

**Kitchen:** rear aspect double glazed window, refitted range of eye and base level units with laminated rolled edge work surfaces and tiled splash backs, stainless steel single drainer sink unit with mixer tap, cooker, washing machine

**Inner Hallway:** gives access to bathroom and bedroom.

**Bedroom:** front access, three double glazed windows, wall mounted convector heater, telephone point.

**Bathroom:** white suite comprising enclosed panelled bath, with shower over, low level W.C., pedestal wash hand basin, vinyl flooring, airing cupboard housing lagged hot water tank.

**Outside:** Communal garden area.

**Council Tax:** Wokingham Borough Council Band 'B'

**NO PETS\* NO SMOKERS\* NO SHARERS\* EMPLOYED APPLICANTS**

**Energy Efficiency Rating:** D61

**Directions:** From Martin & Pole in Broad Street turn left out of the Office and left again into Rose Street, follow the road and the property will be found on the right hand side near the end.

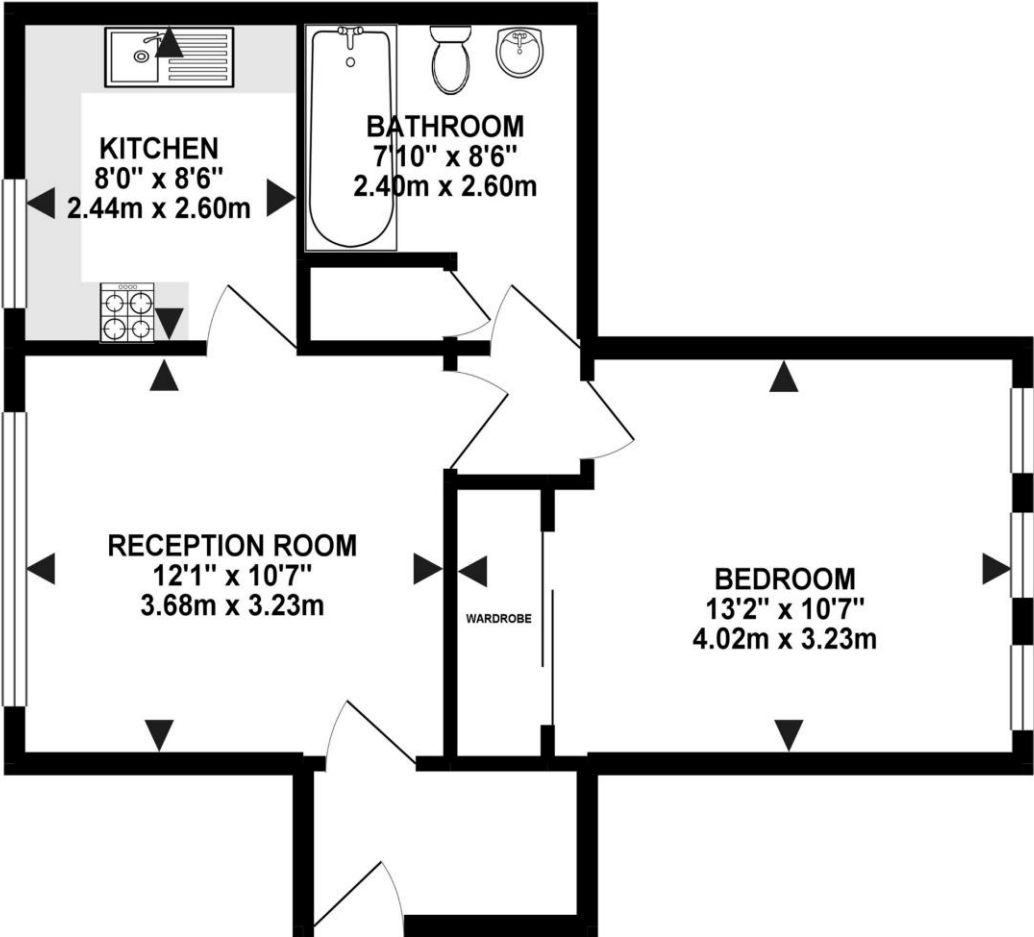
### **Tenants Permitted Payments**

- 1) **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 Once the holding deposit is received in cleared funds the property will be withdrawn from the market for fifteen days (eleven working days).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.
- 2) **Tenancy Requirements:**
  - a) **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.
  - b) **First month's rent in advance.**
  - c) **The rent to be paid by monthly standing order.**

**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.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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