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Martin & Pole

Established 1846

ESTATE AGENTS



16 Maiden Erlegh Drive, Earley, Reading, RG6 7HP

To let - £1,750pcm - unfurnished

A house of character, in Earley's premier road, with a fantastic 190ft garden



3 bedrooms, bathroom with separate shower cubicle, separate WC, 3 reception rooms, kitchen/ breakfast room, cloakroom, garage, driveway for several cars, 190ft garden, warm air heating, mostly double glazed.

An attractive 1950s house occupying a generous plot within the Aldryngton and traditional Maiden Erlegh catchment. Also not far from the University, Sol Joel Park and local shops.

There are regular bus services nearby into the town centre where there is a main line railway station with fast services to Paddington as well as services to Waterloo which run through the nearby Earley railway station. There are two junctions of the M4 within easy reach. Crossrail is due to open at Reading station in the future.

The property is well presented but old fashioned throughout.

EER: E41 Council Tax: G

Tenants Costs:

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 Once the holding deposit is received in cleared funds the property will be withdrawn from the market for fifteen days (eleven working days).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

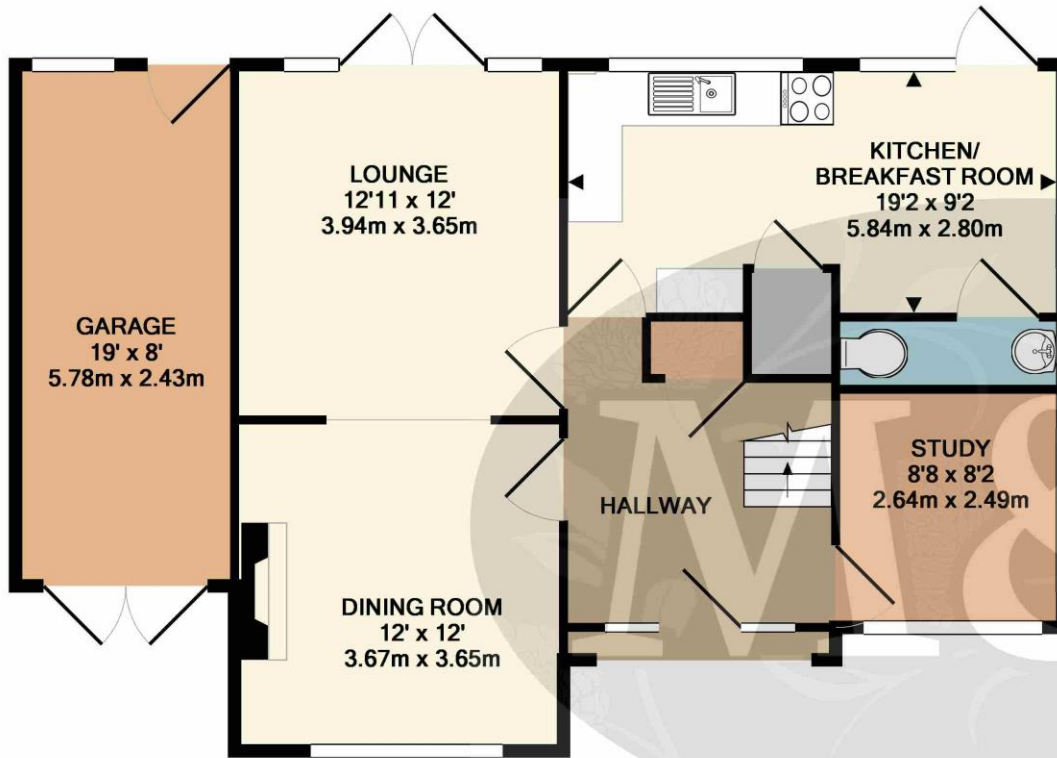
a) First month's rent in advance.

b) 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.

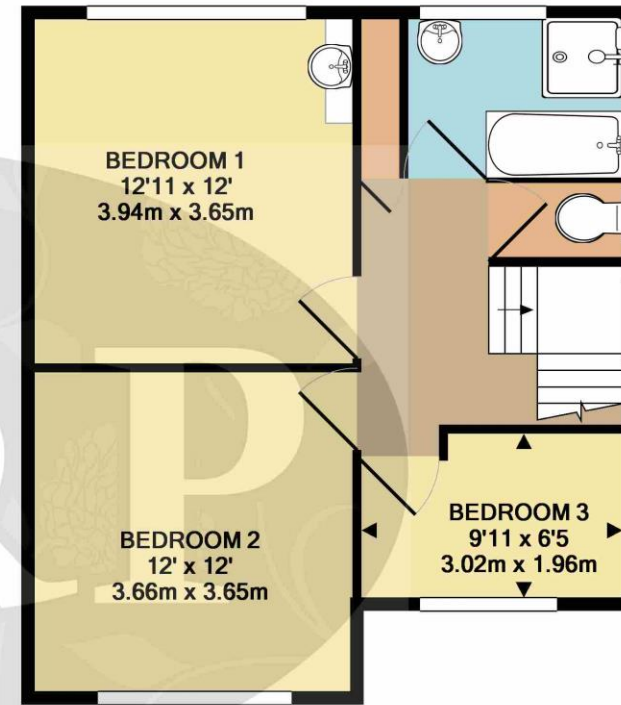
c) The rent to be paid by monthly Standing Order.



For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or earley@martinpole.co.uk



GROUND FLOOR



1ST FLOOR



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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