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**Martin & Pole**  
Established 1846

ESTATE AGENTS

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

## 17 Milton Road, Wokingham



**A converted top floor flat with use of front garden**

**In a quiet location, a few minutes' walk from the town**

**Large Double Bedroom, Lounge, Kitchen, Shower Room, Double Glazing, Electric Heating**

**Available immediately**

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 £725 pcm unfurnished**

# 17 Milton Road, Wokingham RG40 1DE

**ACCOMMODATION:** The accommodation briefly comprises:

*On the ground floor:*

**Front door.**

**Entrance Hall:** under stairs storage, electric storage heater, smoke alarm, wall mounted gas meter, cupboard housing consumer unit and electric meter, vinyl flooring, stairs.

*On the first floor:*

**Landing:** side aspect, carpet.

**Lounge:** rear aspect, curtains, gas fire, shelving, carpet.

**Kitchen:** side aspect, range of cream eye and base level units with marble effect rolled edge work tops, stainless steel sink unit with chrome taps, freestanding electric cooker, washing machine, fridge with freezer compartment, wall mounted gas heater, smoke alarm, vinyl flooring.

**Shower Room:** rear aspect, white suite comprising shower cubicle with electric shower, pedestal wash hand basin with mirror over, extractor fan, wall fan heater, tiled walls, vinyl flooring.

**Separate W.C.** mid-level toilet cistern, tiled walls, vinyl flooring.

**Bedroom:** front aspect, two large double wardrobes with sliding mirror doors, electric heater, carpet.

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

**NO PETS\* NO SMOKERS\* NO SHARERS\***

**Energy Efficiency Rating:** E42

**Directions: On Foot: From Martin & Poles' office in Broad Street**, turn right and proceed towards the traffic lights with Rectory Road, cross over Rectory Road onto Milton Road and continue for approximately three hundred yards where Number 17 will be found on the right hand side.

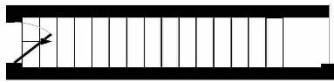
**By Car: From Martin & Poles' office in Broad Street**, turn right and proceed towards the traffic lights with Rectory Road, bear right onto Rectory Road keeping in the left hand lane, at the traffic lights turn left onto Glebelands Road, continue to the end and at the mini roundabout turn left onto Milton Road, continue for approximately two hundred yards where Number 17 will be found on the left hand side.

## Tenants Permitted Payments

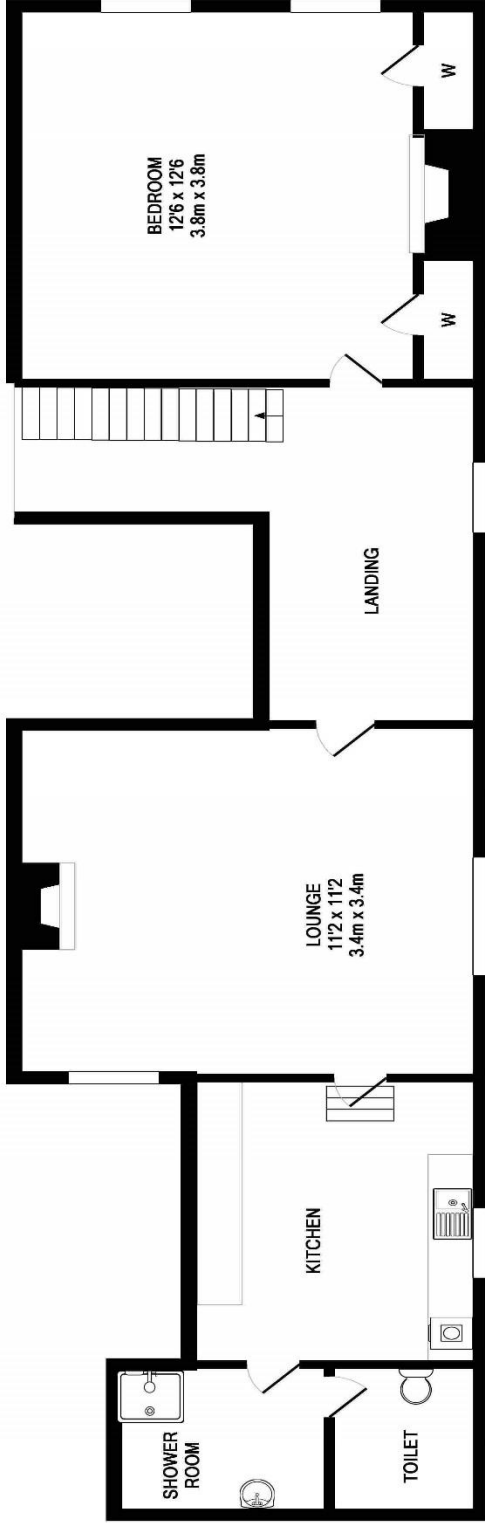
- 1) **Holding Deposit:** one week's rent, payable on the Landlord agreeing to the proposed letting and commencement date, subject to references. Once the holding deposit is received in cleared funds the property will be withdrawn from the market for fifteen days (eleven working days). If the Tenant 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:** Please note that we have not checked whether any extension or alterations to the property comply with planning or building regulations. This should be checked by your solicitor or surveyor. 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.

Fo:36522



GROUND FLOOR



FIRST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.  
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