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Martin & Pole
Established 1846

ESTATE AGENTS

6 Sharonelle Court, Station Road, Wokingham



A modern first floor apartment with communal gardens and parking space

In a popular development within walking distance of town centre and railway station

2 bedrooms, refitted bathroom, refitted kitchen, lounge/dining room, hall, gas central heating, double glazing.

Available from the middle of January

For further information or an appointment to view please contact our Wokingham branch on 0118 9362815/24 or lettings@martinpole.co.uk

Price £900pcm- unfurnished

6 Sharonelle Court, Station Road, Wokingham RG40 2AX

ACCOMMODATION: The accommodation briefly comprises (all dimensions are approximate):

On the ground floor:

Communal Entrance Hall: staircase

On the first floor:

Entrance Porch

Entrance Hall: airing cupboard, laminate floor.

Bedroom 1: 12'1 x 8'9, radiator, double built-in wardrobe, large wall mirror, ceiling light with dimmer switch, laminate floor.

Bedroom 2: 10' x 9'10, radiator, ceiling light with dimmer switch, laminate floor.

Bathroom: white suite comprising freestanding bath with claw feet, separate tiled shower cubicle with power shower, wash hand basin with mixer tap, W.C., partly tiled walls, chrome ladder radiator, electric light with automatic extractor fan, wall light with shaver point, wall mirror, display shelves, ceramic tiled floor.

Lounge/Dining Room: 18' x 11'8, radiator, T.V./Sat/Radio aerial points, telephone point, laminate floor, opening to:

Kitchen: 13' x 7'1, range of eye and base level units with roll edged work tops and tiled splash backs, stainless steel sink unit with mixer tap, washer/dryer, integrated fridge/freezer, built-in electric oven with gas hob and extractor hood, cupboard housing wall mounted gas fired boiler, central heating programmer, ceramic tiled floor.

Outside:

Parking space for one car.

Communal landscaped gardens

Council Tax: Wokingham Borough Council Band 'C'

NO PETS* NO SMOKERS* NO SHARERS*NO CHILDREN* NO HB

ENERGY EFFICIENCY RATING C 79

Directions: leave **Wokingham** via Broad Street, proceed onto Shute End, turn left onto Station Road, right onto Alderman Willey Close, first right, the car park for Sharonelle Court will be found on the right hand side.

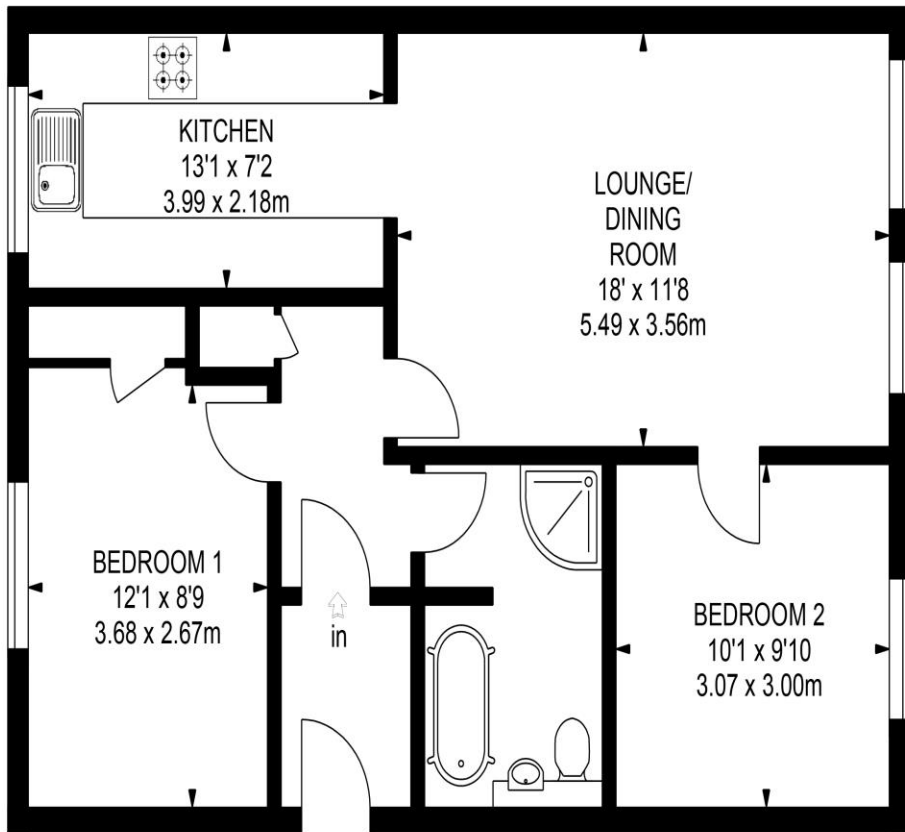
Tenants Permitted Payments

- 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 RELATING TO THIS PROPERTY

We have endeavoured diligently to ensure the details of this property are accurate, but 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. 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 or you enter a contractual commitment.

Fo: 35304



APPROX. GROSS INTERNAL FLOOR AREA 693 SQ FT / 64.38 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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