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Martin & Pole
Established 1846

ESTATE AGENTS

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

14 Battys Barn Close, Wokingham



A well presented redecorated ground floor maisonette with garage in block

Within walking distance of Wokingham town centre

2 Bedrooms, Kitchen/diner, Entrance hall, Lounge, Conservatory area, Bathroom, Double glazing, Gas central heating, Communal garden.

Available immediately

For further information or an appointment to view please contact our Wokingham branch on 0118 9780777 or lettings@martinpole.co.uk

Price £995pcm - unfurnished

14 Battys Barn Close, Wokingham RG40 2HJ

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

On the ground floor:

Double glazed front door to:

Entrance Hall: wall mounted meter cupboard, airing cupboard, cloaks cupboard, central heating thermostat, 2 x smoke alarms, telephone point.

Kitchen/Diner: rear aspect double glazed window, roller blind, range of white eye and base level units with rolled edge work tops and tiled splash backs, built-in electric oven with gas hob and extractor above, washing machine, fridge/freezer, dishwasher, radiator, TV point, vinyl flooring.

Lounge: rear aspect, patio door, vertical blinds, 2 x radiators, TV aerial point, carpet.

Conservatory area: rear aspect, boiler and storage cupboard, vinyl flooring, patio doors leading to patio and communal garden.

Bedroom 1: front aspect double glazed window, Venetian blind, wardrobe, radiator, carpet.

Bedroom 2: front aspect double glazed window, Venetian blind, wardrobe, radiator, carpet.

Bathroom: frosted glass window to rear, white suite comprising panelled bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin, low level W.C., heated towel rail, tiled flooring.

Outside: communal garden.

Council Tax: Wokingham Borough Council Band 'C'

NO PETS* NO SMOKERS* NO SHARERS* SUITABLE FOR PROFESSIONAL PERSON OR COUPLE

Energy Efficiency Rating: C79

Directions: From Wokingham town centre, take the Easthampstead Road and continue for approximately half a mile and turn right onto Battys Barn Close where No.14 will be found on the far left hand side.

Tenants Costs:

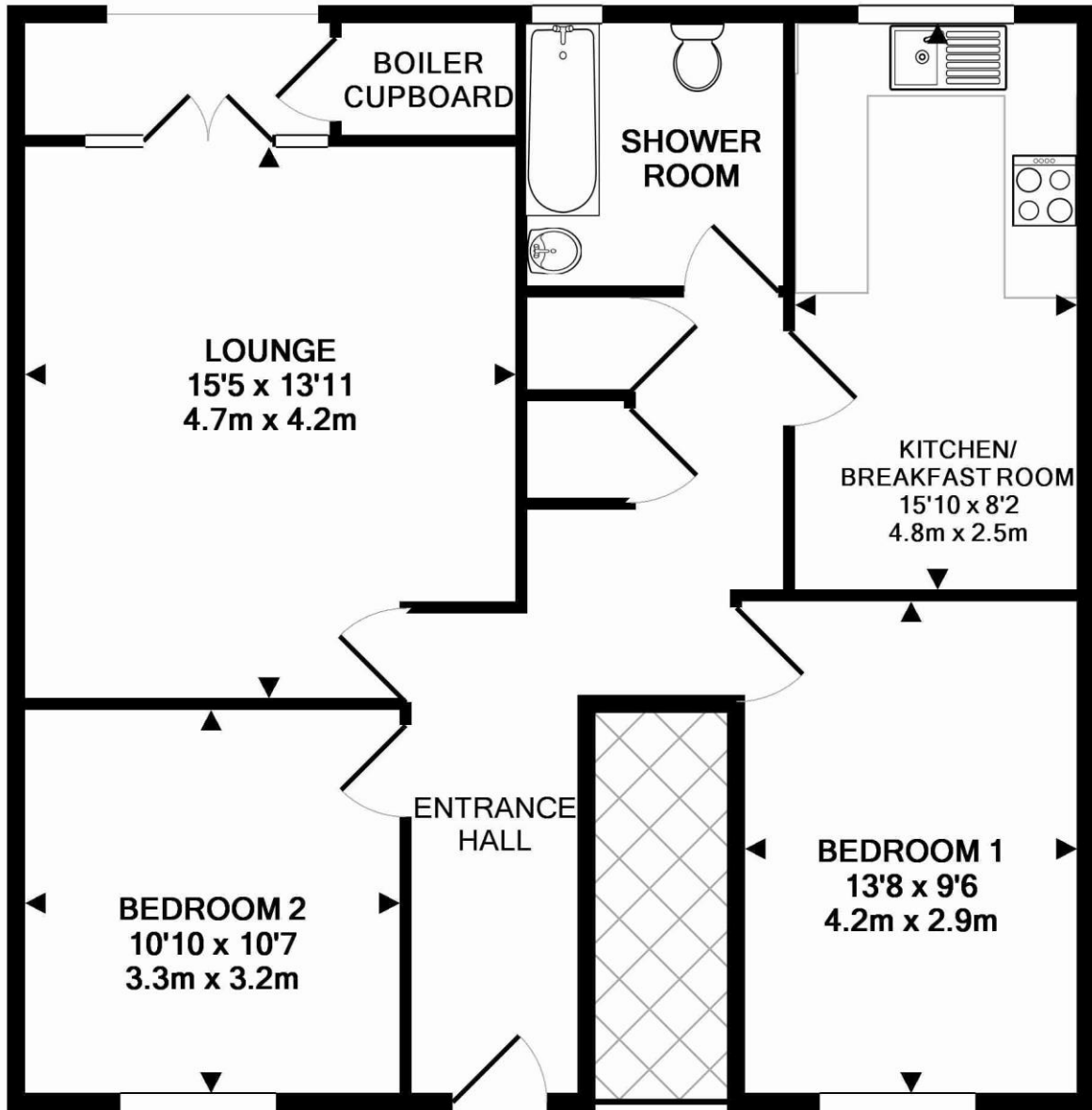
Tenants Permitted Payments

- 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: 34801



Measurements are approximate. Not to scale. Illustrative purposes only
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