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Martin & Pole

Established 1846

ESTATE AGENTS



11 Flaxman Close, Earley, Reading, RG6 5TH

To let - £1400pcm - Unfurnished

## An unfurnished 3 bedroom home with 2 shower/bathrooms, close to the University



A deceptively spacious chalet style home with particularly generous ground floor accommodation and westerly aspect rear gardens.

Within the traditional Maiden Erlegh school catchment, very close to the University and nearby to the Asda and Marks & Spencer shopping complexes in Lower Earley.

2 first floor bedrooms, first floor bathroom, ground floor shower room, large lounge, open plan kitchen/breakfast room and family area, utility room, ground floor bedroom 3, driveway parking, gas radiator central heating, double glazing, gardens. (Please note that the garage is not included in the tenancy).

Flaxman Close is a small, quiet cul-de-sac forming part of an established development constructed in the 1950s.

There are regular bus services nearby which provide access past the Royal Berkshire Hospital into Reading Town Centre where there is a wide range of leisure and retail facilities.

The town centre has a main line railway station with fast services to Paddington and also services to Waterloo which run through Earley and Winnersh Triangle railway stations.

The property is well placed for access to Green Park, Shire Hall and the ECMWF.





The M4 motorway network can be joined either at Junction 11, where there is the A33 south towards Basingstoke, or at Junction 10 where London then lies about 40 miles away and Heathrow airport about 28 miles away.

EER: E52 Council Tax: E

Floor Area (from EPC): 138 m<sup>2</sup> (1485 ft<sup>2</sup>)

PLEASE NOTE PHOTOS FROM NOVEMBER 2018

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 Once the holding deposit is received in cleared funds the property will be withdrawn from the market for fifteen days (eleven working days).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



**IMPORTANT NOTICE RELATING TO THIS PROPERTY:** We have endeavored 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 and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. 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 rent or you enter a contractual commitment. 1/6/2020

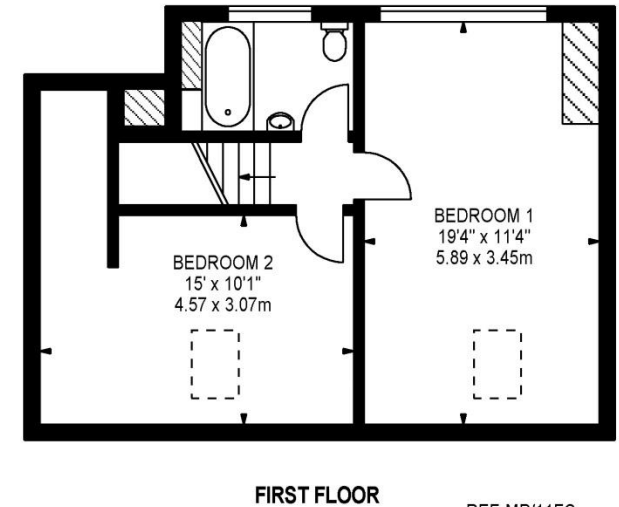
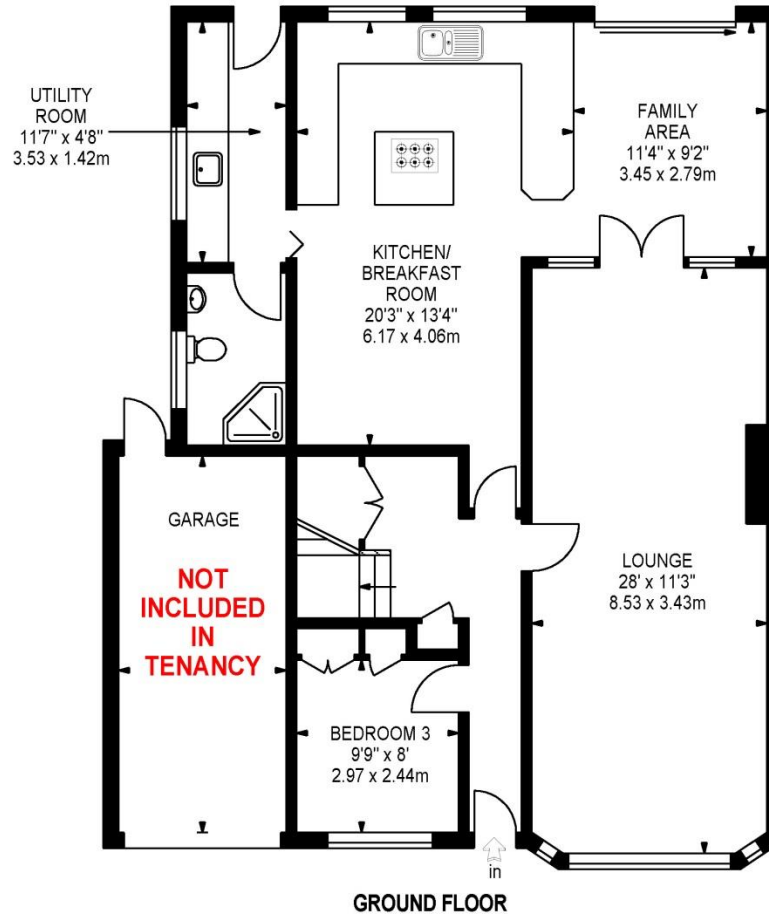
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REF-MP/11FC



APPROX. GROSS INTERNAL FLOOR AREA 1617 SQ FT / 150.22 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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