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Martin & Pole
Established 1846

ESTATE AGENTS

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

16 Sharonelle Court, Station Road, Wokingham.



A first floor 2 bedroom apartment in a popular development a quarter of a mile walking distance from Wokingham Mainline Railway Station and one third of a mile walking distance from Wokingham Market Place

2 Bedrooms, Bathroom, Entrance Hall, Lounge, Dining Room, refitted Kitchen
Gas fired central heating (radiators), Double glazed windows, Communal landscaped gardens and parking space

Available immediately

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

Price £950 per calendar month- unfurnished

16 Sharonelle Court, Station Road, Wokingham. RG40 2AX.

The accommodation comprises:

On the Ground Floor:

Communal Entrance Hall: with staircase leading to:

First Floor:

Entrance Hall: carpet, airing cupboard.

Bedroom 1: carpet, radiator, curtains.

Bedroom 2: carpet, radiator, curtains.

Bathroom: bath, W.C., wash hand basin.

Lounge/Dining Room: light and airy feel plus benefits from double glazed windows, carpet, radiator, curtains.

Kitchen: integral fridge and freezer, built-in electric oven, electric hob, sink, washing machine.

Outside:

Parking space for one car.

The Gardens: Communal landscaped gardens comprising lawn, flower borders and shrubs.

Council Tax: Wokingham Borough Council Band 'C'

ENERGY EFFICIENCY RATING – D68.

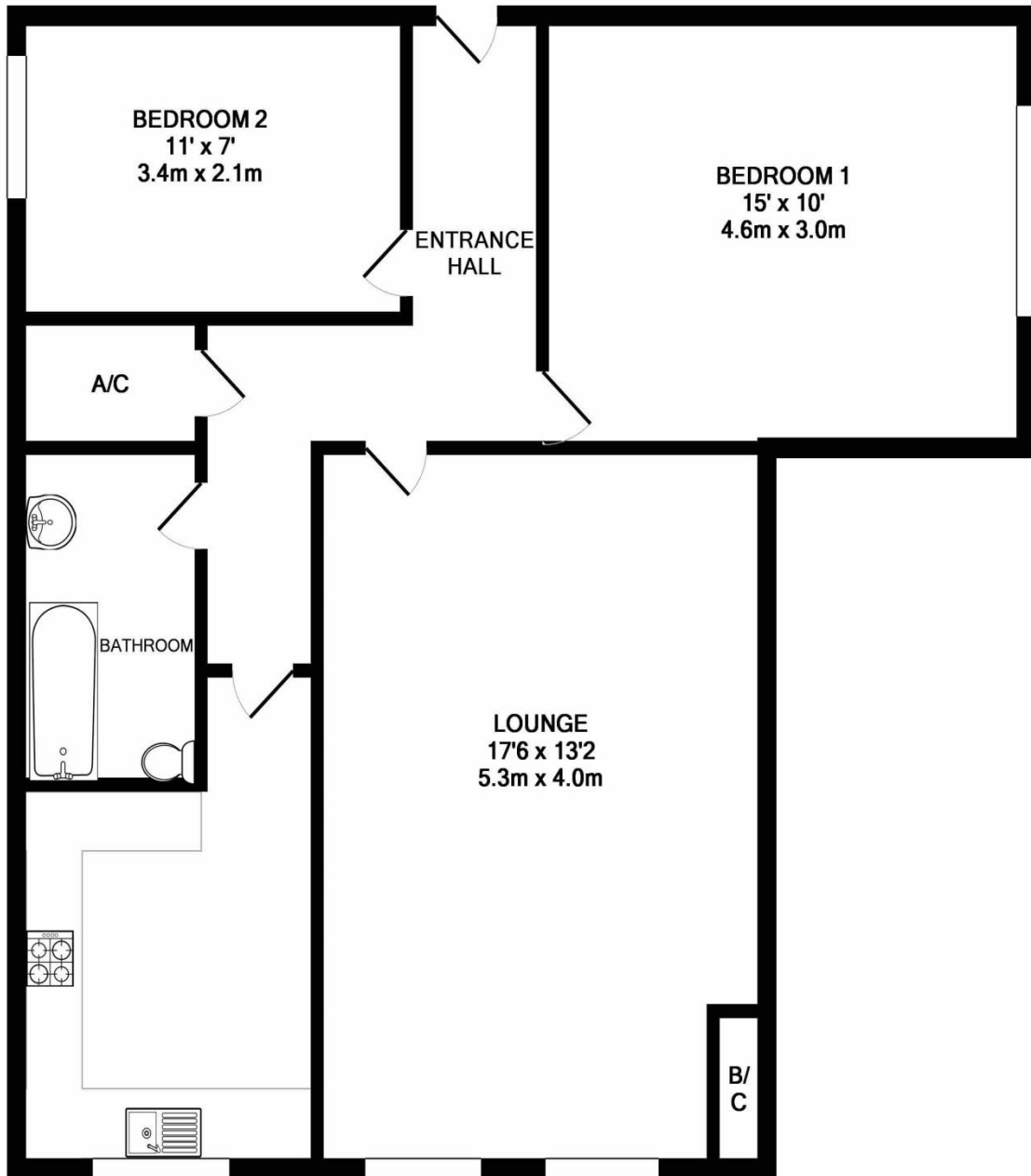
NO PETS, NO SMOKERS, NO SHARERS, SUITABLE FOR PROFESSIONAL COUPLE

Directions: Leave Wokingham via Broad Street, proceed into Shute End, turn left into Station Road, right into Alderman Willey Close, first right into 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 Once the holding deposit is received in cleared funds the property will be withdrawn from the market for fifteen days (eleven working days).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: 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:36684



Measurements are approximate. Not to scale. Illustrative purposes only
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