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**Martin & Pole**  
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E S T A T E   A G E N T S

Residential & Commercial Estate Agents • Lettings Agents  
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## Flat 2, 421 Reading Road, Winnersh



**A two bedroom ground floor apartment with parking space**

**Within walking distance of Winnersh railway station and Sainsbury's supermarket**

**2 Bedrooms, Bathroom, Kitchen/Diner, Utility Area, Lounge. Double Glazing, Gas Central Heating, Communal Garden**

**Available from the middle of December**

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 £950 pcm unfurnished**

# Flat 2, 421 Reading Road, Winnersh RG41 5HU

**ACCOMMODATION:** The accommodation briefly comprises:

**Communal Entrance Hall:** stairs, under stairs cupboard housing meters for all apartments.

**Front door to:**

**Entrance Hall:** entry phone, smoke alarm, carpet, open plan to:

**Kitchen/Breakfast Area:**

**Breakfast area:** radiator, freestanding fridge/freezer, wall mounted consumer box, digital thermostat, carpet.

**Kitchen Area:** front aspect, Upvc double glazed window, Venetian blind, cream eye and base level units with black marble effect roll edged work surface, stainless steel one and a half bowl sink unit with mixer tap, built-in single fan assisted oven, ceramic hob with black splash back, chimney style extractor above, ceramic tiled floor.

**Utility Area:** front aspect, Upvc double glazed window, Venetian blind, washer/dryer, base cupboard to side with marble effect roll edged work surface, tiled floor.

**Bathroom:** Upvc double glazed window with opaque glass to front, Venetian blind, 'P' shaped panel bath with mixer tap and shower above, glass shower screen, low level W.C., pedestal wash hand basin with mixer tap, ladder style radiator, extractor fan, partly tiled walls, ceramic tiled floor.

**Lounge/Dining Room:** front aspect, Upvc double glazed window, Venetian blind, TV and telephone point providing Virgin services, radiator, carpet.

**Bedroom 1:** side aspect, 2 x Upvc double glazed windows, Venetian Blinds, TV point providing Virgin services, radiator, carpet.

**Bedroom 2:** side aspect, Upvc double glazed window, Venetian blind, TV point providing Virgin services, radiator, carpet.

**Outside:**

**Front:** gravel driveway providing one parking space and visitor parking.

**Rear:** communal garden laid to lawn maintained by Landlord, garden shed for bicycle storage, communal washing line.

**Council Tax:** Wokingham Borough Council Band 'TBC'

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

**SUITABLE FOR PROFESSIONAL COUPLE**

**Energy Efficiency Rating:** C 73

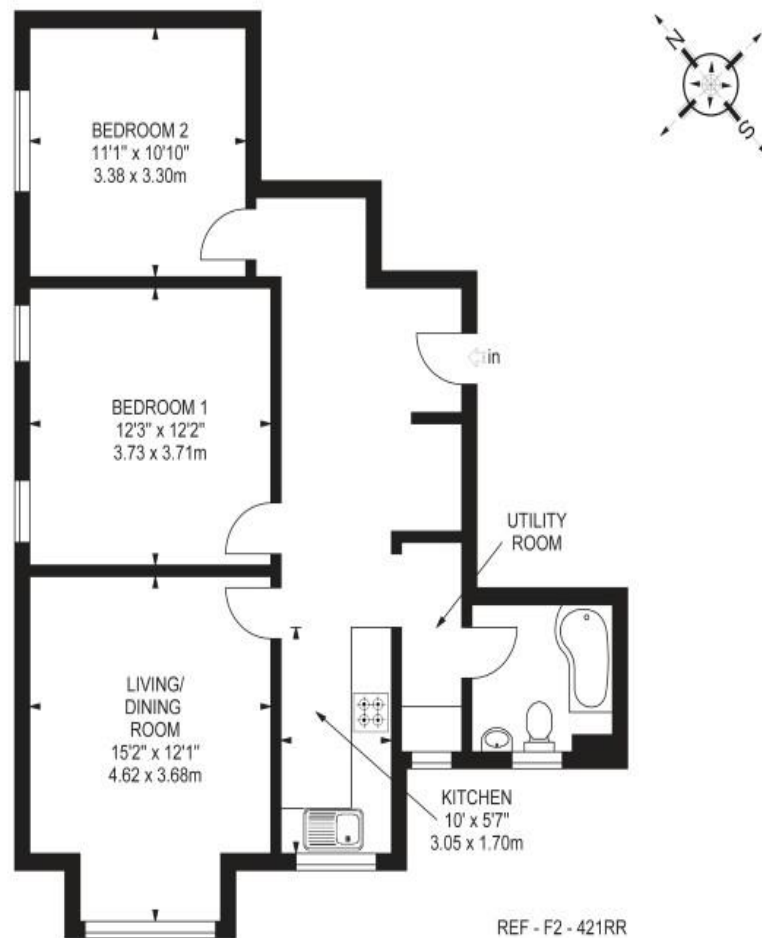
**Directions:** From Wokingham proceed in the direction of Reading on the A329 Reading Road. Continue over the traffic lights at Winnersh with Sainsbury's Supermarket on the left and the property will be found a short distance on the right hand side, opposite a small parade of shops.

**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:** 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:35918



APPROX. GROSS INTERNAL FLOOR AREA 739 SQ FT / 68.65 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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