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Martin & Pole

Established 1846

ESTATE AGENTS

1 Green Road, Reading, RG6 7BS To Let - £1,700pcm - unfurnished



1 Green Road, Reading, RG6 7BS



A delightful Edwardian detached house with accommodation arranged over three floors, immediately close by to the University, local shops and very regular bus services.

The accommodation is currently arranged as 5 bedrooms with family bathroom and separate family shower room, 3 reception rooms, kitchen, downstairs utility room/cloak room, driveway parking, gardens.

This is the only detached house in Green Road. It has recently been redecorated and had a new kitchen fitted.

There are many original features including fire surrounds, picture rails and sash windows to several rooms.

The property lies to the east of Reading town centre where there is a wide range of retail and leisure facilities as well as a mainline railway station with fast services to Paddington and also services to Waterloo which run through the nearby Earley railway station. The new Crossrail link is scheduled to open at Reading in 2020.

The M4 motorway can be joined to the west at junction 10 where London then lies about 40 miles away and Heathrow Airport about 28 miles away.

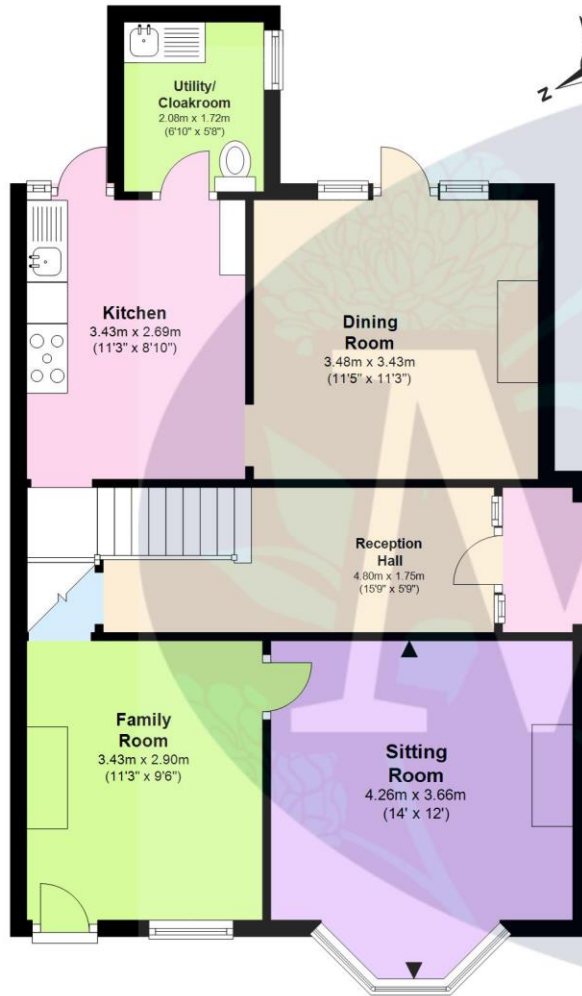


For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or earley@martinpole.co.uk

EER: E51 Council Tax: E

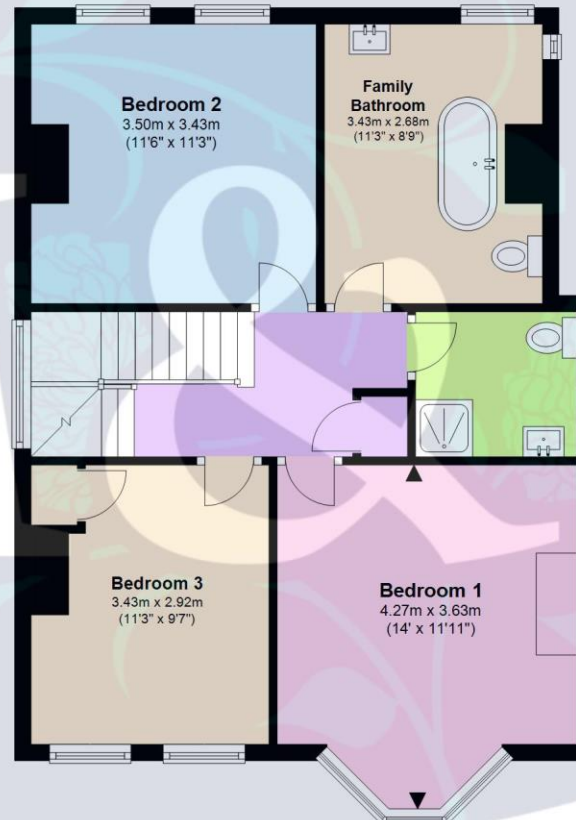
Ground Floor

Approx. 60.6 sq. metres (652.3 sq. feet)



First Floor

Approx. 57.7 sq. metres (621.2 sq. feet)



Second Floor

Approx. 29.6 sq. metres (318.4 sq. feet)



Total area: approx. 147.9 sq. metres (1591.9 sq. feet)

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.

Plan produced using PlanUp.

16 The Parade Silverdale Road
Earley Berkshire RG6 7NZ
T: 0118 926 4422 F: 0118 926 3334
e@martinpole.co.uk

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Tenants Costs and other information:

This landlord will only consider tenants with no pets, no smoking, no sharers and no housing benefit.

One month's rent in advance. Deposit equivalent to one and a half month's rent in respect of 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 and then returned following the end of the term in accordance with The Housing Act 2004 enacted 6th April 2007. The Tenant is not entitled to any interest accrued on their deposit whilst it is held by the Deposit Protection Service.

Administration fee: £240.00 including VAT (£200 + VAT) Reference fee per tenant/guarantor (by independent specialist): £48.00 including VAT (£40.00 + VAT). In addition, any permitted occupier shall need to pay a Right to Rent check fee of £12 including VAT (£10 plus VAT) per person. In order to pass a financial reference for this level of rent the combined total income of the tenant shall need to equal or exceed £51,000pa. Both the administration fee and the reference fee/s are payable on confirmation that the Tenant/s wish to proceed and will facilitate the property being removed from the market for a period not exceeding two weeks. They are non-refundable unless the Landlord withdraws.

Tenants will be required to set up a Standing Order for the payment of the monthly rent. The agent will carry out quarterly inspections of the property. Check in fee £156 (£130 + VAT). Renewal Agreement fee: £48.00 including VAT (£40.00 + VAT)

IMPORTANT NOTICE RELATING TO THIS PROPERTY: 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 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 purchase or you enter a contractual commitment. 3/13/2019 5:15 PM