



## Brechin Court

Kendrick Road, RG1 5DH

**£1,300 PCM**



Rarely available spacious two bedroom flat Set on the top floor (3rd) of this purpose built block in leafy conservation area close to Reading town centre & Royal berkshire hospital. The property comprises of a lounge/diner, a fitted kitchen with appliances, two double bedrooms, and bathroom with shower over bath. Lift and secure coded entry system. Garage is also available & permit parking. Electric throughout. Council tax band C. Double Glazing. EPC Current 73C Potential 77C.

\* for more info please see [www.vanderpump.co.uk](http://www.vanderpump.co.uk)

Relevant letting and tenant protection information:

In addition to paying rent for the property, you may also be required to make the following permitted payments:

Before the tenancy starts:

Holding Deposit: 1 week's rent; and/or

Deposit: 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent).

During the tenancy:

Payments to other third parties: such as Council Tax, utilities or payments for communications services;

Default Charges: such as payments for the replacement of lost keys or interest on overdue rent; and

Tenancy Transaction Charges: such as requests to vary or assign the tenancy.

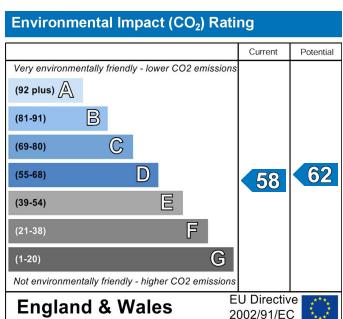
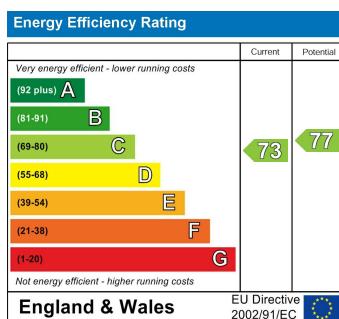




## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.