



6 Battle Street

, Reading, RG1 7NU

£625



ALL BILLS INCLUDED EXCEPT COUNCIL TAX (BAND A). SUITABLE FOR SINGLE OCCUPANCY ONLY. A delightful studio situated within a short walk to Reading town centre. Property comprises a single room with kitchenette area and a private modern shower room. unfurnished. Inclusive of utility bills, only council tax is payable by the tenant. SUITABLE FOR SINGLE OCCUPANCY ONLY. EPC Current 70C Potential 75C. Council tax Band A. double glazed windows and gas central heating. Viewings highly recommended * for more info please see www.vanderpump.co.uk

PLEASE NOTE SUCCESSFUL APPLICANTS WILL HAVE TO PASS A CREDIT CHECK AND AN AFFORDABILITY TEST

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:

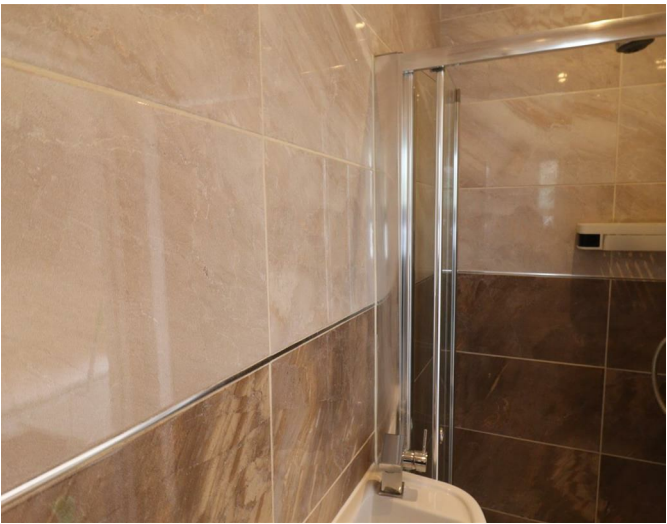
Before the tenancy starts: Holding Deposit: 1 week's rent; and/or

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.

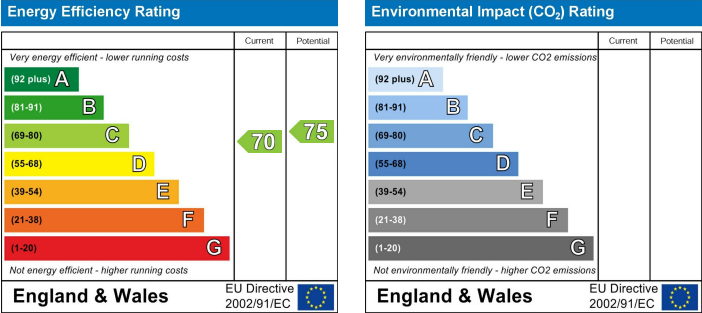




Area Map



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.