



**REED GARDENS, WOOLHAMPTON, RG7**  
£1,600 per month\*

**Carter Jonas**

Modern 2 bed house in a small development on the edge of Woolhampton village offering high fixtures and fittings.

Presented to a good standard, freshly decorated and new carpets.

Entrance hall, cloakroom, modern shaker style kitchen with built-in appliances (gas hob and electric oven), cloakroom, spacious reception room with French doors to the rear patio.

Main bedroom with built-in wardrobe, second double bedroom and modern family bathroom with shower.

Enclosed rear garden with patio, gas fired central heating (via Calor Gas) and 2 allocated parking spaces to the rear.

EPC Rating C. Council Tax Band D (West Berks Government website for current cost). Mains electric and water. Calor gas heating.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1600.00 per calendar month: Holding deposit of 1 week's rent £369.00, Security deposit of 5 weeks rent £1846.00.

- Council Tax Band = D
- Deposit Required = £1,846.00
- 2 BEDROOMS
- ENCLOSED GARDEN
- PARKING
- CALOR GAS HEATING
- EPC = C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Newbury Lettings 01635 263020**

[newbury.lettings@carterjonas.co.uk](mailto:newbury.lettings@carterjonas.co.uk)

51 Northbrook Street, Newbury, Berkshire, RG14 1DT



Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE  
Classification L2 - Business Data

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.