



**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.

Available for an initial 12-month tenancy. 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 =
- Deposit Required = £1,846.00
- Long Let, Minimum term 12 months
- 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		



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Classification L2 - Business Data

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