

Property ref: 184460



Guildgate House 7a, Shute End, Wokingham, RG40 1BH

£1,200 PCM



Second floor one bedroom property with a modern development within Wokingham. Benefits from being fully furnished to suit professional requirements for town centre location. Hallway leading to spacious open-plan living and dining. Modern kitchen with integrated appliances, tiled suite family bathroom with shower above bath. Good size double bedroom with storage. The location is perfect for access to main line rail station, leisure and amenities. This is an ideal to walk into the town for restaurants, cafes and shops. Wokingham has a vibrant community and many events during the year. EPC rating C. Wokingham Council Tax B. NO PARKING

Available Now

- Second Floor One Bedroom Apartment in Town Centre
- Open Plan Living and Dining
- Modern Family Bathroom with Overhead Shower
- Excellent Location To Railway & Local Leisure
- Spacious Double Bedroom
- Fully Furnished & Managed By Michael Hardy

*Fees For Assured Shorthold Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held and protected in line with Deposit legislation. For more information about our fees please visit: www.michael-hardy.co.uk
Fees for all other tenancies (Non Housing Act Tenancies / Company Lets): when you rent a property from us we will charge you a one-off fee per property. This charge is the equivalent of 15 days of the monthly rental charge (+VAT) with a minimum fee of £450 (inc.VAT) up to a maximum of £650 (inc.VAT). Other fees may apply depending on your circumstances.

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lettings@michael-hardy.co.uk www.michael-hardy.co.uk

Michael Hardy Lettings, 9 Broad Street, Wokingham, Berkshire, RG40 1AU

Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.



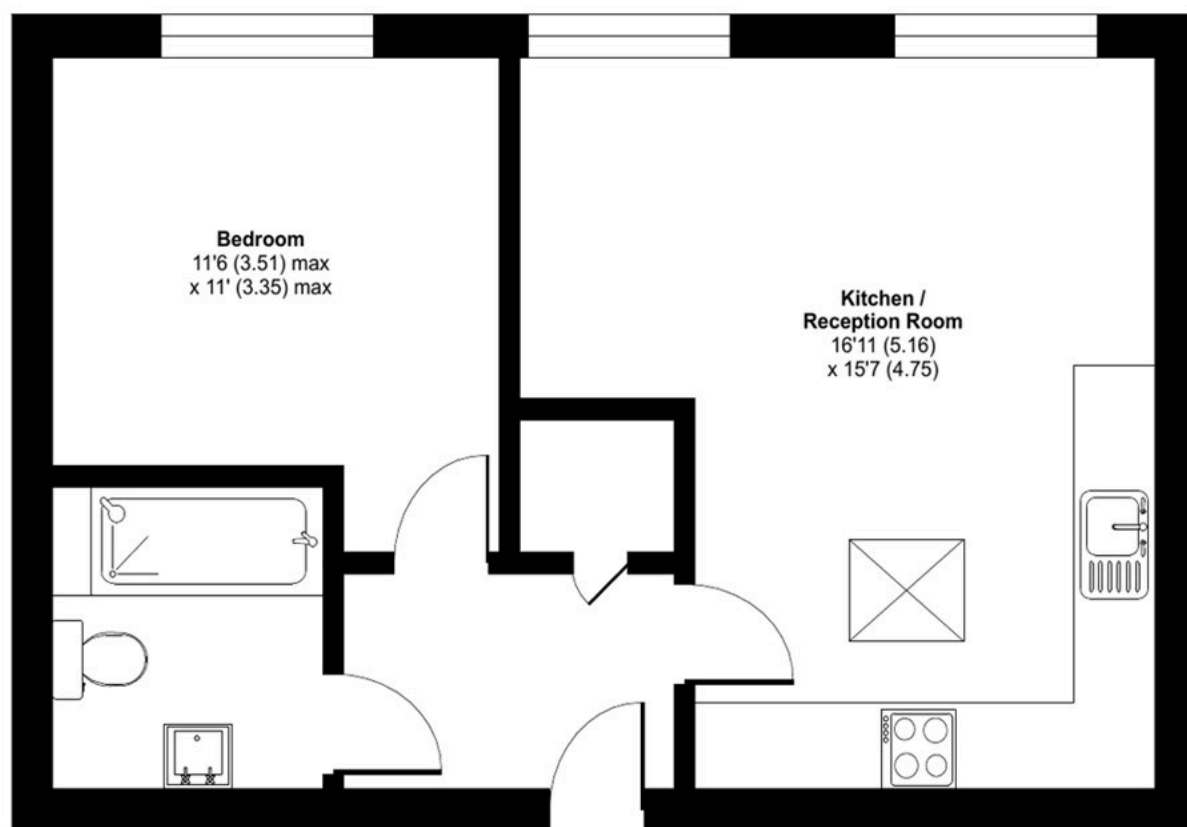


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	79	85
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Shute End, Wokingham, Berkshire, RG40

Approximate Area = 461 sq ft / 42.8 sq m

For identification only - Not to scale



SECOND FLOOR



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hat and Home Limited. REF: 995182