

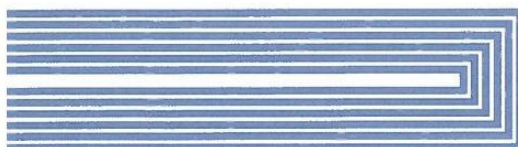
Let Agreed



## Old Mill Place

, Wraysbury, TW19 5LY

Rental £1,450 pcm  
2 bedroom Flat / Apartment available Now



**SALES**  
205a Dedworth Rd  
Windsor  
Berkshire  
SL4 4JW

Tel: 01753 62.1234 (option 1)  
Email: [post@horler.co.uk](mailto:post@horler.co.uk)

**LETTINGS**  
211 Clarence Rd  
Windsor  
Berkshire  
SL4 5AN

Tel: 01753 62.1234 (option 2)  
Email: [lettings@horler.co.uk](mailto:lettings@horler.co.uk)

 **Stephen Uren**  
Estate Agent  
The Green  
Datchet  
SL3 9BJ

Tel: 01753 54.6667  
Email: [mail@stephenuren.co.uk](mailto:mail@stephenuren.co.uk)

- \* Part Furnished
- \* EPC RATING - C
- \* Council Tax - BAND D
- \* Village Location
- \* Walking Distance To Train Station
- \* Communal gardens
- \* Allocated parking
- \* MUST VIEW!
- \* Two Bathrooms

## Situation

Welcoming to the market is this beautifully presented two bedroom, two bathroom apartment located in a popular residential location within great proximity to Wraysbury train station. The property boasts spacious lounge, kitchen, two good sized bedrooms with en-suite to master and family bathroom. Further benefits include access from the lounge out onto the communal terrace and garden space and allocated parking. Available part furnished, from 8th June. MUST SEE!!

## Accommodation

### Bathroom (First Floor)

Three piece suite comprising of panel enclosed bath with mixer tap and hand held shower attachment, wash hand basin and low level W.C. Partly tiled and radiator.

### Bedroom One (First Floor)

Front aspect window, fitted wardrobes, radiator, carpeted and power points. Access through to en-suite.

### Bedroom Two (First Floor)

Front aspect window, fitted wardrobe, radiator, carpeted and power points.

### En-suite to Bedroom One (First Floor)

Single shower cubicle, wash hand basin in a vanity unit and low level W.C. Partly tiled and radiator.

### Kitchen (First Floor)

Fitted with a range of eye and base level units with worksurfaces over. Stainless steel sink with mixer tap and drainer. Integrated oven with four ring gas hob and extractor over. ...

### Lounge (First Floor)

Two french doors providing access out onto the communal terrace and garden space, radiator, carpeted and power points.

## Outside

Communal Terrace and gardens. Allocated parking space.

All measurements are approximate.

## Further Information

The deposit required is £1,673.07

The landlord has requested to include Notwithstanding clause 8.10., the landlord has agreed to allow the tenant permission to keep one dog and one cat at the property. This is on the basis that the property and carpets/flooring are professionally cleaned throughout prior to the tenant vacating at the tenants cost and any damage caused by the pet is covered by the tenant., If any animal or other pet is kept either with or without consent being given under clause 8.10 to pay for the Premises to be professionally cleaned by a pest control company with de-infestation cleaner, to rid the Premises of fleas, at the end of the Tenancy in addition to any obligation under clauses 8.2.2 - 8.2.3 of this Agreement. The Tenant will be liable to compensate the Landlord for any losses suffered due to the presence of fleas in the Premises., The management company of the property have consented to the one dog and one cat at the property. The management company have indicated that this can be withdrawn at any time if pets are causing a disturbance / nuisance.

The landlord is willing to rent this home to Employed, Self Employed

Property Ref: inst-4522

Creation Date: 15/07/2024

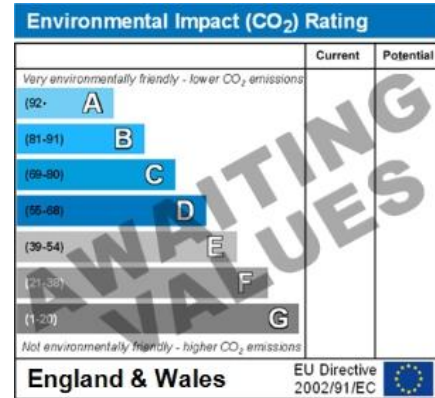
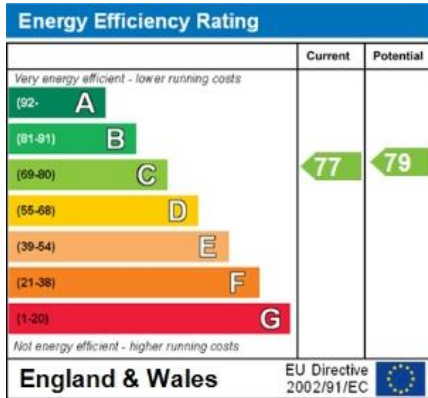
## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Horler & Associates Lettings Ltd , 2024. Horler & Associates Lettings Ltd Registered in England and Wales No. 5790723

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.