



A three bedroom barn conversion located in a rural setting of Finchampstead, with contemporary vast interior spaces.

The property has been finished to a high standard throughout and accommodation comprises of a large reception room which is open plan to the modern fitted kitchen with integrated appliances that include fridge/freezer, dishwasher, oven and hob, downstairs cloakroom and ample storage on the ground floor; with space housing washing machine and tumble dryer. Upstairs there are three double bedrooms all benefitting from an en suite shower room and built in wardrobes, the main bedroom with fitted wardrobes and bathroom with four piece suite.

Outside there is a gated entrance with a tree lined drive, off road parking and private garden.

Location to Wokingham is around 7 miles to the East of Reading, 39 miles west of central London and 4 miles west of Bracknell. The town centre has numerous pubs, restaurants and cafes including, well know Cote Brasserie, Pizza Express and Prezzo along with some excellent independent eateries. The towns transport links are very good with the A329M giving access to the M4 at junction 10 and the Towns Railway Station services both London (Waterloo Line) and Reading.

The property is available 5th April. Unfurnished.

Efficiency Energy Rating - B

Council tax band – D  
length 12 months

Tenancy

ADDITIONAL CHARGES - Security Deposit - £3,461.00 (5 weeks rent), holding deposit - £692.00 (equivalent to 1 weeks rent - holding deposit deducted from first months rent due on successful completion of a tenancy, but non refundable should a Tenant withhold/provide misleading information that may affect their application, or if they withdraw).



## NEW MILL ROAD, FINCHAMPSTEAD

£3,000 pcm

Further Tenant fee information available on - [mccarthyholden.co.uk/wp-content/uploads/2019/05/Tenant-fees-new-tenancies.pdf](http://mccarthyholden.co.uk/wp-content/uploads/2019/05/Tenant-fees-new-tenancies.pdf)