

**SANSOME
&GEORGE**

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LE
GE



70 Groves Lea, Mortimer, Reading, Berkshire, RG7 3SR

**£950 per month
Unfurnished**

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SANSOME & GEORGE - 360 VIRTUAL TOUR - Nestled in the heart of a Mortimer village, this modern first-floor apartment offers a stylish and comfortable living space. Boasting 1 bedroom, this property is perfect for individuals or couples looking for a cosy retreat. The apartment spans 390 square feet and features a contemporary design with sleek finishes throughout. The open-plan layout creates a spacious feel, with a well-appointed kitchen and living area ideal for entertaining. Residents will benefit from the convenience of nearby amenities, including shops, restaurants, and transport links. With the apartment being unfurnished, tenants have the flexibility to personalise the space to suit their taste. Don't miss this opportunity to make this inviting property your new home in this vibrant village setting. Contact us today to arrange a viewing and secure your slice of village living.

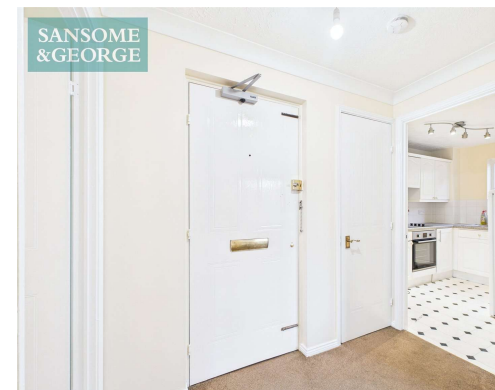
Available - 3/11/25

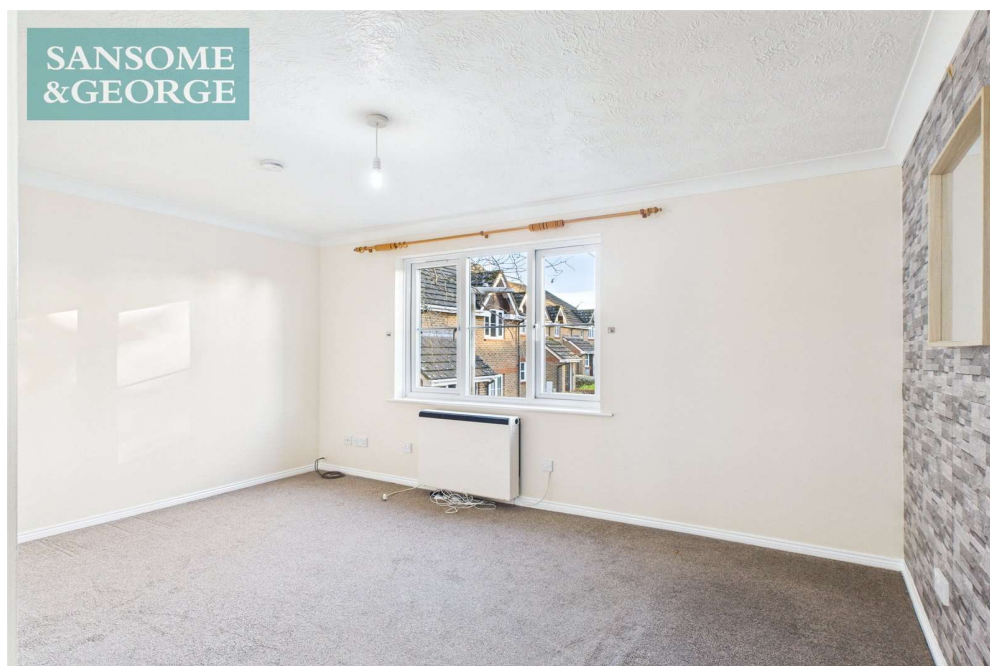
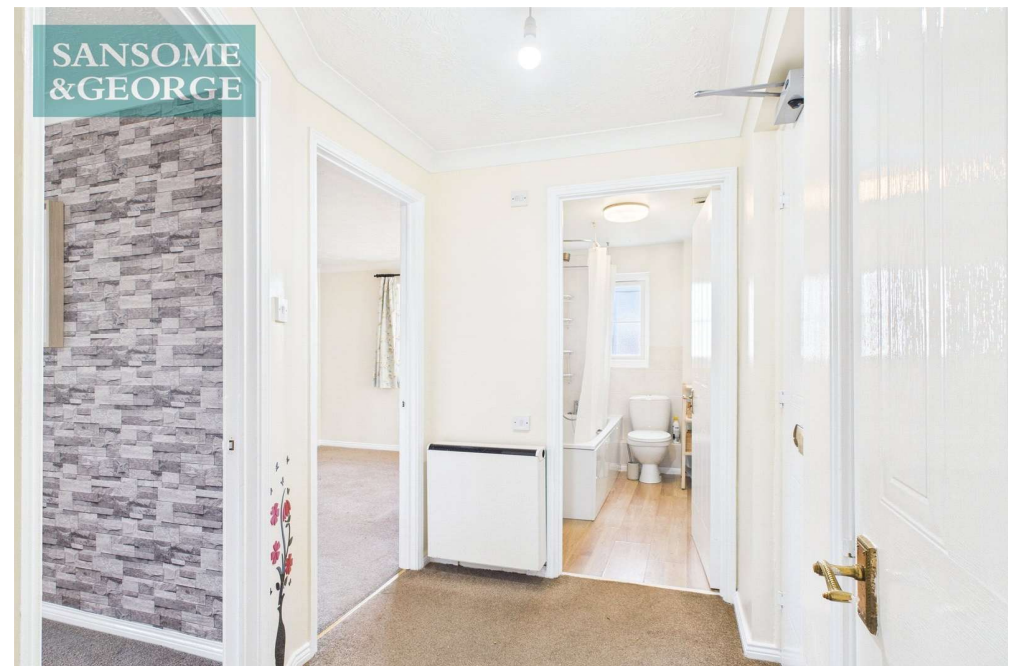
Council Tax - Band C - West Berkshire

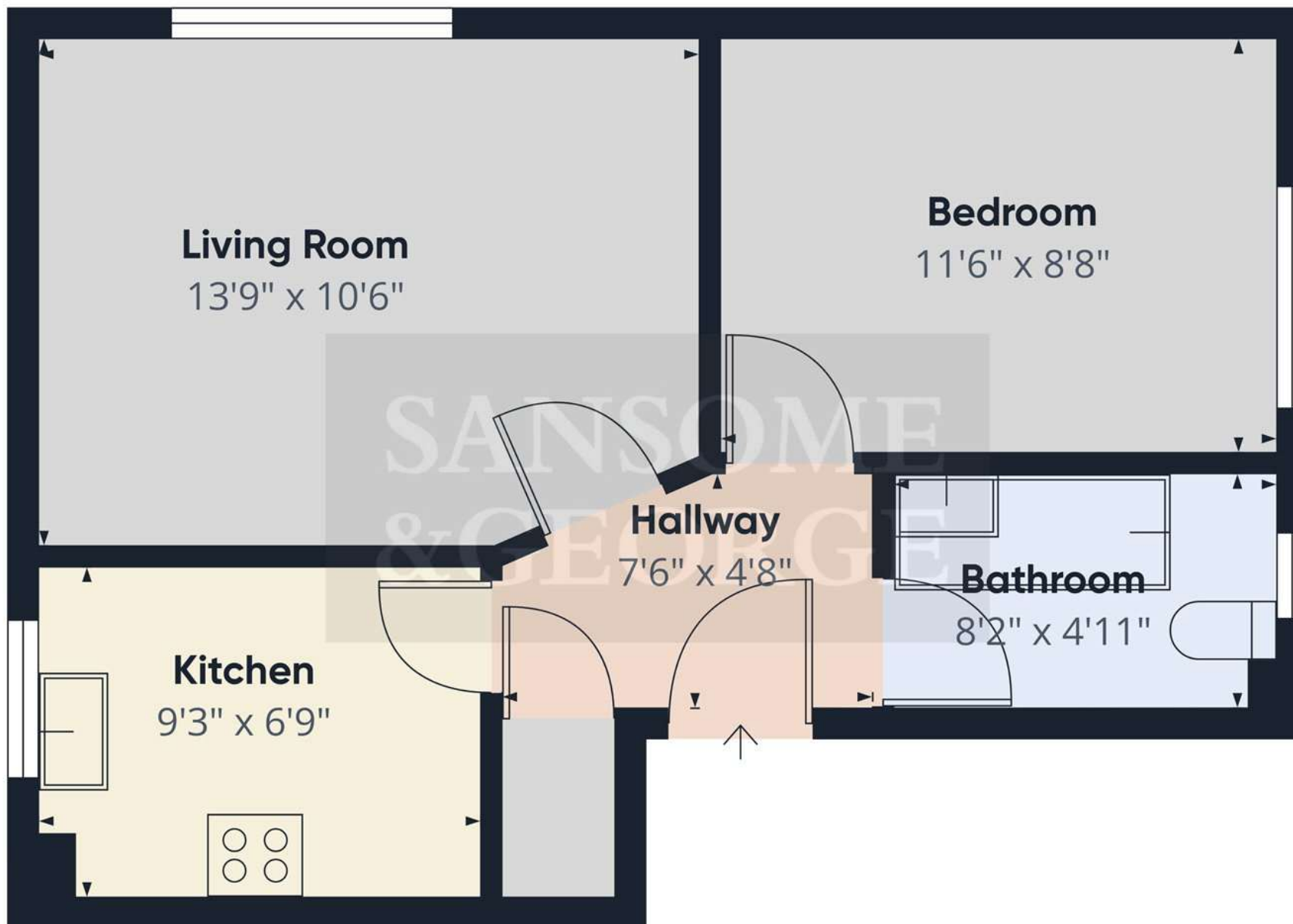
Holding Deposit - 1 Weeks Rent

Security Deposit - 5 Weeks Rent

- Purpose built first floor apartment
- Light and airy lounge
- Kitchen
- Bedroom
- Bathroom,
- EPC EER: C







Approximate total area⁽¹⁾
390 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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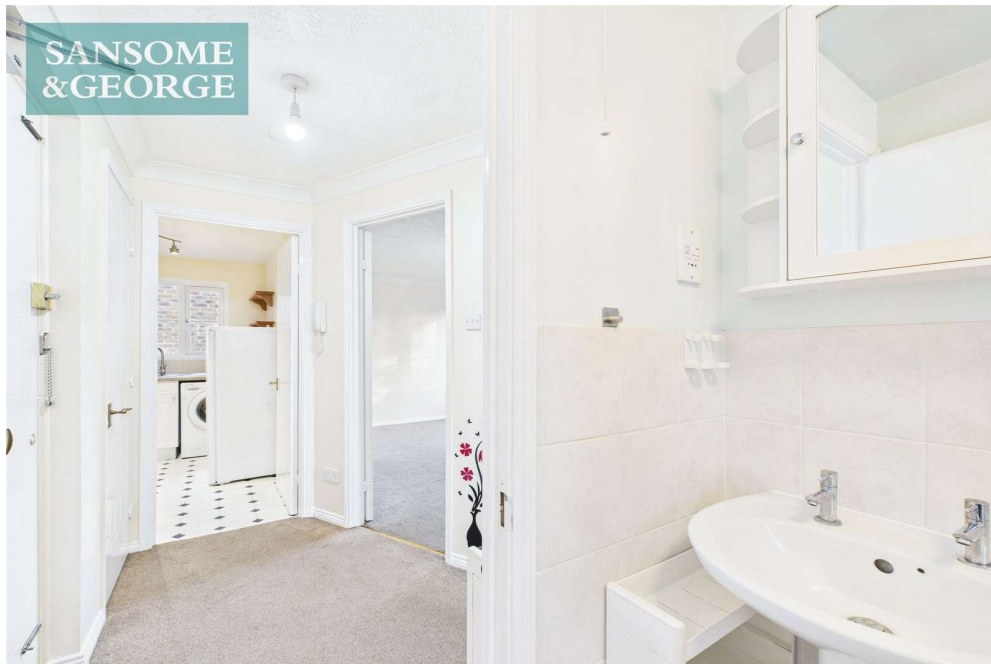
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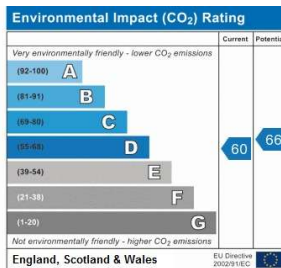
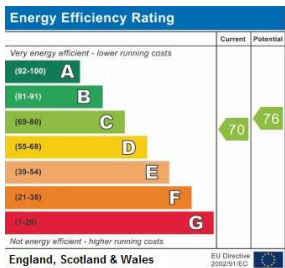
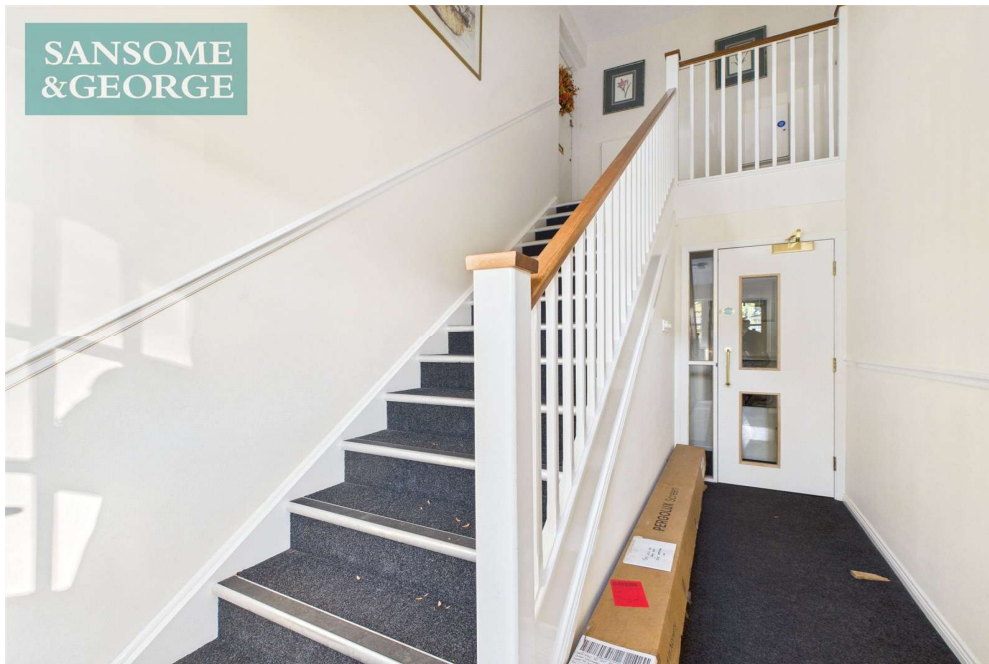


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Sansome & George is a trading name of Sansome & George Hampshire Ltd.
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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

Anti-Money Laundering Statement: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.