



30 Hart Street Henley-on-Thames
 Oxfordshire RG9 2AU
 Sales 01491 412888
 Lettings 01491 412999
 Associated London Office 020 7079 1470
 Email sales@jacksonsresidential.com

jacksons 
 A Romans Company



CRANSLEY

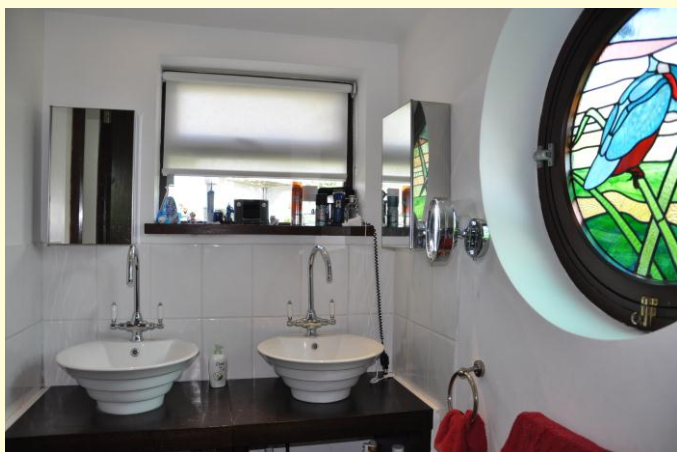
Spade Oak Reach, Cookham Dean SL6 9RQ

A three bedroom Riverside property with fabulous views of the River Thames and surrounding countryside. The house benefits from a large eat in kitchen and private front garden with summer house/home office and rear garden with 60ft River frontage and mooring.

- SITTING ROOM & FAMILY ROOM**
- CONSERVATORY/DINING ROOM**
- MASTER BEDROOM WITH EN-SUITE SHOWER**
- TWO FURTHER DOUBLE BEDROOMS**
- SHOWER ROOM WITH UTILITY ROOM OFF GARDEN**
- FRONT & REAR SECLUDED GARDENS**
- OFF STREET PARKING & GARAGE**
- UTILITY ROOM/WORKSHOP WITH OUTSIDE ACCESS**

£2,900 per calendar month
Council Tax Band D
 Unfurnished
 Available mid August
 Viewing strictly by appointment

Cransley, Spade Oak Reach, Cookham Dean SL6 9RQ



As the road dips steeply, turn left down Stonehouse Lane and take the first right hand turn market Spade Oak Reach; continue along this private road down towards the river where the house will be found on your left hand side.

Local Authority

Windsor & Maidenhead Borough Council.

Viewing

By appointment with Jacksons Residential on 01491 412999

Damages Deposit

A deposit of not less than the equivalent of one and a half months rent is to be paid against damages and breaches of the Tenancy Agreement. Where a pet is residing at the property, a two month deposit will be held.

Agreement Fee and Reference Fee

A fee of £474 including VAT is charged to the Tenant/s for the preparation of the Tenancy Documents and one reference. Each additional person thereafter is charged £150 including VAT.

Inventory

An Independent Inventory Clerk will be appointed to draw up a report detailing the contents and condition of the property unless otherwise specified within the Agreement. The charge for the preparation of this Inventory and 'check in' is met by the Landlord. The Tenant will be charged for the 'check out' at the start of the tenancy.

Reservation Fee

A Reservation Fee of £500 will be due upon reservation of the property until all references, credit searches and the Tenancy Agreement have been completed. Should the references/searches prove to be unsatisfactory or the Landlord withdraw this Reservation Fee will be refunded less our administration fee of £250 plus VAT. It should be noted by prospective Tenant/s that should they withdraw at any time after payment of the Reservation Fee, they will forfeit this Reservation Fee in full. This Reservation Fee will be used towards the first months rent. We will issue you a Tenancy Agreement to be held on file subject to completion of satisfactory references on receipt of your reservation fee which will need to be signed and returned to us within five working days. In the event of Jacksons not receiving this document within this timeframe we reserve the right to re-offer the property back onto the market and your reservation fee will be returned less our administration fee

Directions

From our office in Hart Street, proceed along the A4155 Marlow Road and upon entering Marlow, turn right down the High Street and proceed over Marlow Bridge and turn left into Quarry Wood Road heading towards Cookham Dean. Proceed up Winter Hill and follow this road as it narrows and continue past the National Trust land and Winter Hill View on the left.

IMPORTANT NOTES

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide, we have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishing. These particulars do not constitute or form part of an offer or a contract.

- i) It is recommended that any aspect of the property which is of particular importance to you should be discussed and clarified with a member of staff prior to viewing.
- ii) The photographs taken show a limited extent of the property. No assumption should be made as to the inclusion in the sale of any items displayed, nor should it be assumed that the property remains as depicted.
- iii) The Vendor's agents are unable to guarantee the working order of appliances, services and equipment referred to in these details. The buyer is advised to obtain verification from their solicitor or surveyor. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed.

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (93-100)			A (10-14)		
B (81-92)			B (15-23)		
C (69-80)			C (24-34)		
D (55-68)			D (35-44)		
E (39-54)			E (45-54)		
F (21-38)	29	30	F (55-59)	22	22
G (1-20)			G (60)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		