

Property ref: 134698



**Notton Way,  
Reading, RG6 4AJ**

**£1,250 PCM**



A one bedroom terraced house situated in the popular Lower Earley. This well decorated property benefits from an entrance hall, beautiful kitchen with appliances, lounge/dining room with door leading to a private rear garden, double bedroom and a bathroom with a shower over the bath. Off road parking. Unfurnished. EPC Band D. Wokingham Council Tax Band B.

**Available 20/05/2025**

- Redecorated Throughout
- One Bedroom Terraced House
- Modern Kitchen and Bathroom
- Paved Private Rear Garden
- Unfurnished

\*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](http://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.

**0118 9776 776**

**[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk) [www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)**

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



Heating Type : Gas  
Water supply: mains  
Drainage info: mains  
Electricity supply: mains  
Gas supply: mains  
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.

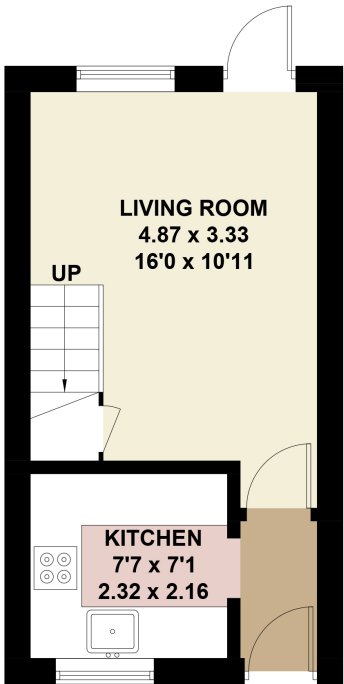




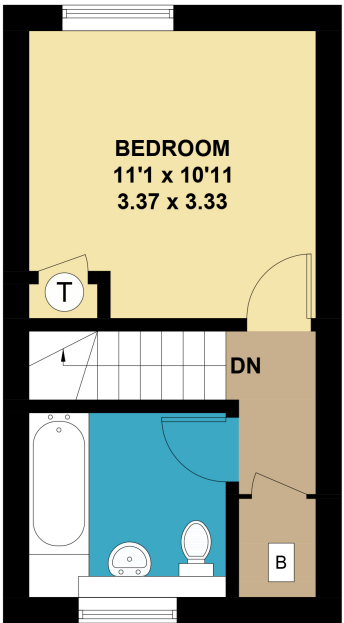


**Notton Way, Lower Earley**

Approximate Gross Internal Area = 478 sq ft / 44.4 sq m



**GROUND FLOOR**



**FIRST FLOOR**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1200797)  
Produced by BlueSky Estate Agency Services on behalf of Michael Hardy