

Property ref: 35648

## Cintra Avenue, Reading, RG2 7AU

£1,500 PCM

**HASLAM'S**  
Lettings



Located adjacent to Cintra Park is this first floor two bedroom apartment situated within an attractive period building.  
Council tax band C.

**Available 28/06/2024**

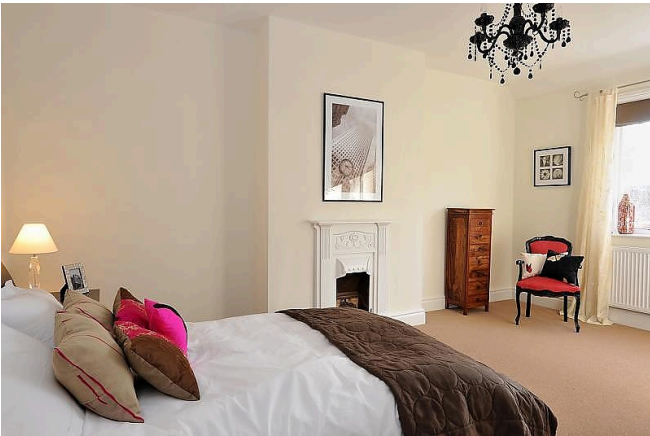
- Living room with bay window overlooking Cintra Park
- Fitted kitchen with built-in appliances
- Two double bedrooms with built-in wardrobes; en-suite shower room to master
- Contemporary bathroom suite with shower; EPC rating C
- Residents' parking area; Gas central heating; CAT5 cabling
- Furnished; Managed by LANDLORD

\*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.haslams.net](http://www.haslams.net)  
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 960 1055**

**[lettings@haslams.net](mailto:lettings@haslams.net) [www.haslams.net](http://www.haslams.net)**

**Haslams Estate Agents Ltd, 159 Friar Street, Reading, Berkshire, RG1 1HE**





## Cintra Avenue, Reading, Berkshire, RG2

APPROX. GROSS INTERNAL FLOOR AREA 855 SQ FT 79.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2012 Produced for Haslams REF : 251821