

Property ref: 118984

## Riverside View, Reading, RG1 6FF

£1,700 PCM

**HASLAM'S**  
Lettings



A stunning two bedroom apartment located in the Riverside View development which is a short walk away from Reading town centre, with its own private terrace.

Reading Borough Council tax band D.

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'.

- Two double bedrooms; master with en-suite
- Fully fitted kitchen with appliances
- Family bathroom
- Private terrace
- Gas central heating; EPC rating B; Allocated parking
- Furnished; Managed by HASLAM'S

### Available 09/07/2024

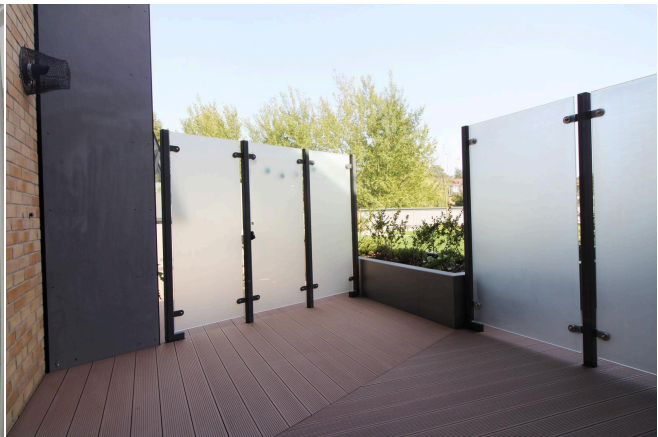
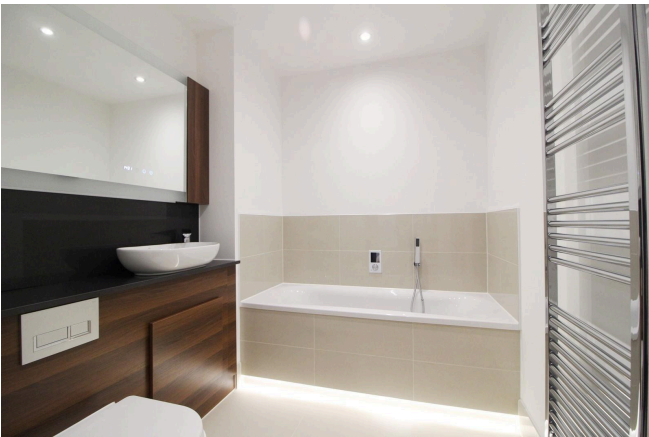
\*Fees For Assured Shorthold Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit 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**

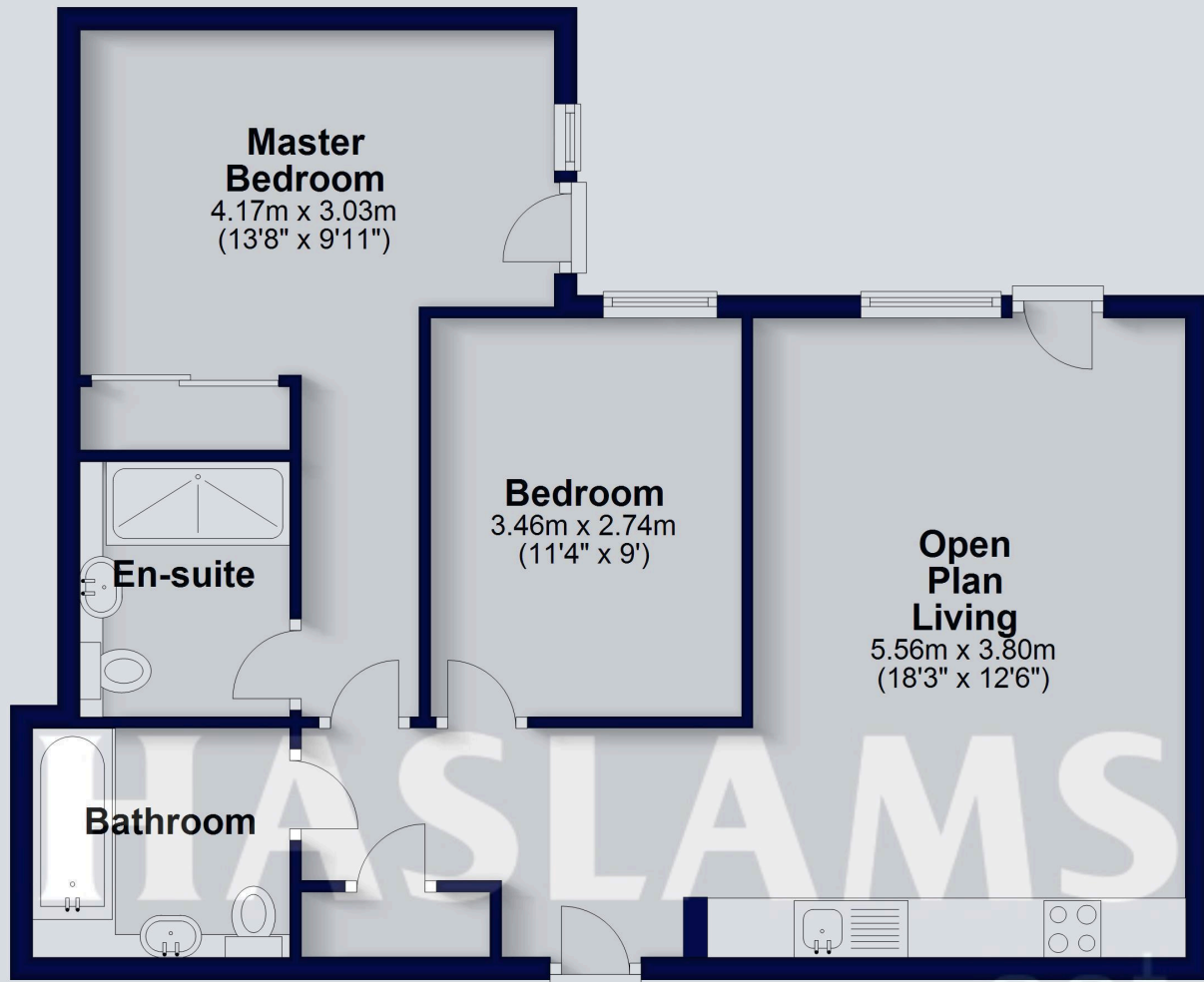


EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>	<b>86</b>	<b>86</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

## First Floor

Approx. 65.9 sq. metres (709.5 sq. feet)



Total area: approx. 65.9 sq. metres (709.5 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. The total area includes all the areas shown.

Plan produced using PlanUp.