

Property ref: 91738

## City Wall House, Reading, RG1 1TZ

£950 PCM

**HASLAM'S**  
Lettings



A modern first floor town centre studio apartment, within walking distance of The Oracle Shopping Centre and Reading mainline station.  
Council Tax- TBC and Local Authority

Square Meter of the property- 35m2, Awaiting on Floor Plan

### Available Now

- Generous living space
- Fitted kitchen with appliances
- Modern showerroom
- EPC rating: D, No Parking
- £250pcm sundry to include all bills and Wifi
- 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**

Water supply: Mains

Drainage info: Mains

Electricity supply: Mains

Gas supply: Mains

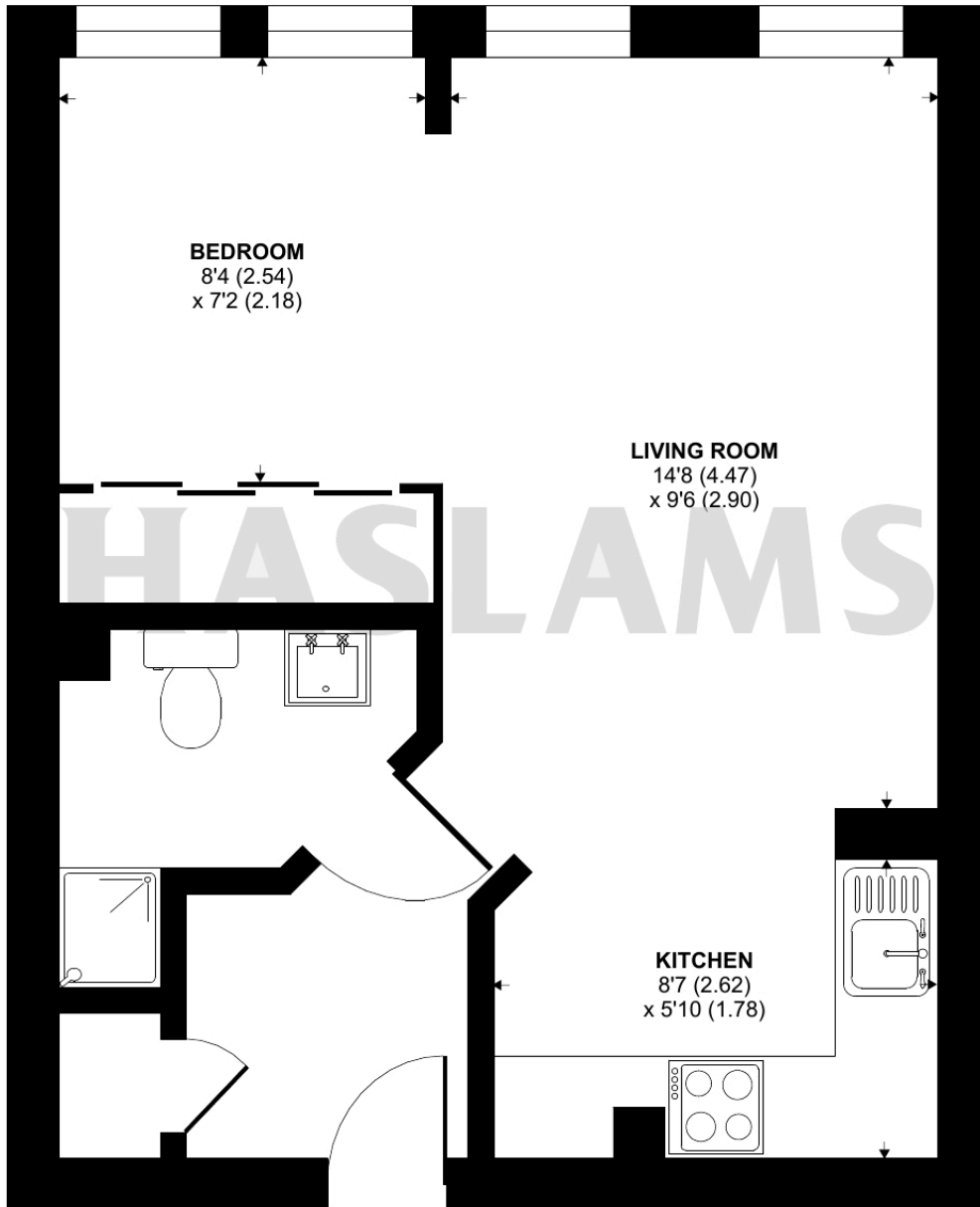
Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website 'Broadband and Mobile Coverage Checker'.



# City Wall House, West Street, Reading, RG1

Approximate Area = 369 sq ft / 34.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Haslams. REF: 1129017