

Property ref: 162317

## Joseph Huntley Walk, Reading, RG1 3GW

**£1,800 PCM**

**HASLAM'S**  
Lettings



Enjoy riverside living in The Coco design 2-bedroom apartment with attractive views of the Forbury. The open-plan kitchen and living area combine modern design with practical functionality, creating the perfect space to entertain and relax. The layout includes a master bedroom with an ensuite and fitted wardrobes, an additional bathroom to serve the second bedroom, and a private balcony. The location offers great connectivity to major cities including London and Birmingham via road and rail, plus access to the Huntley Wharf Concierge (open 12 hours a day, 7 days a week). Reading Borough Council Tax Band TBC.

**Available 26/06/2024**

- Two bedroom apartment finished to an exceptional standard
- Fully fitted kitchen with high quality appliances; Communal boiler
- Balcony views over Forbury Road; EPC rating B
- Modern and stylish en-suite plus family bathroom
- Unfurnished; Parking available for an additional £75pcm
- One month deposit; Managed by Touchstone

\*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'.

## Coco

Approximate Gross Internal Area 735 sq ft – 68 sq m

