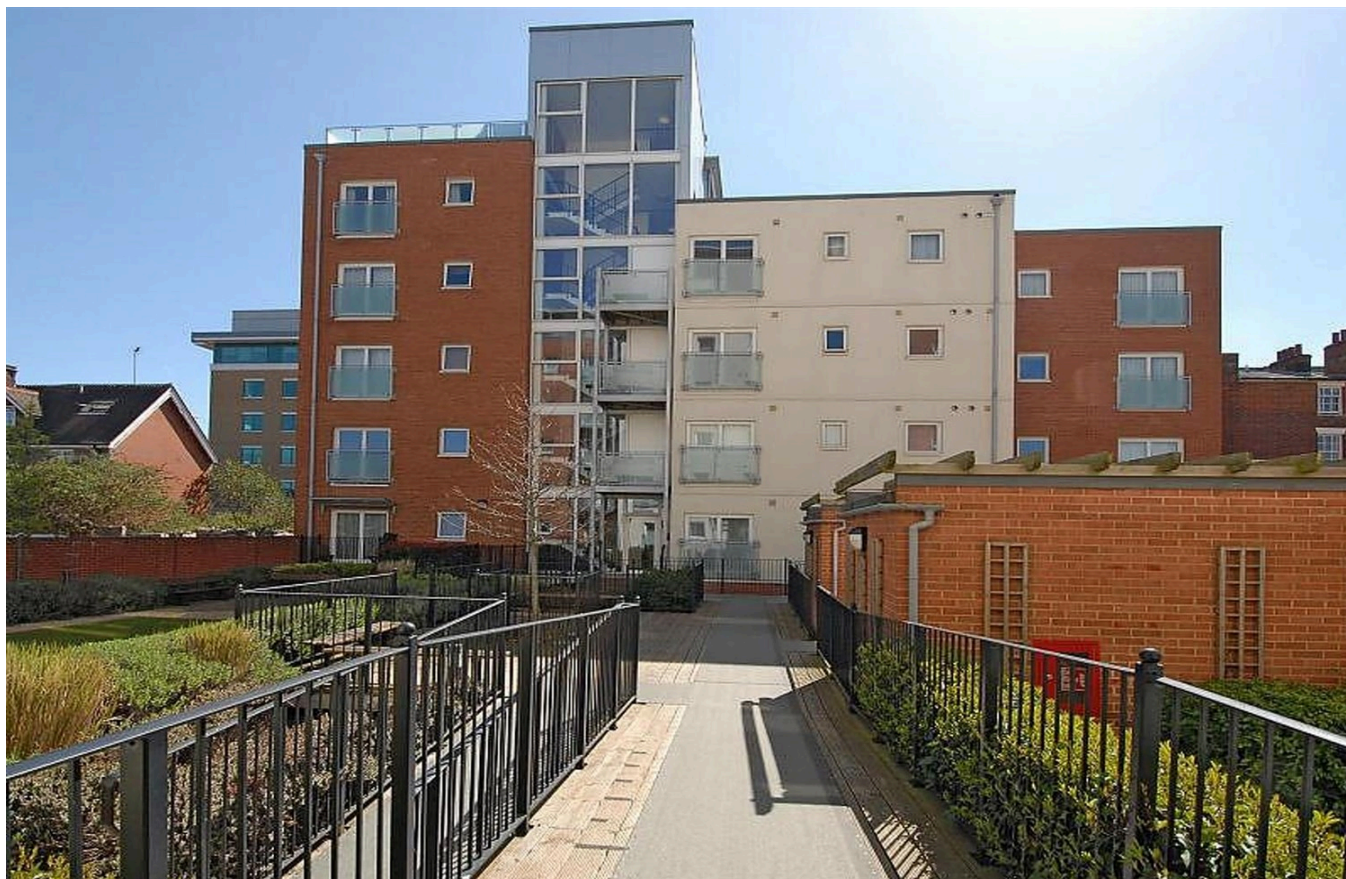


Property ref: 75419

## Malcolm Place, Caversham Road, Reading, RG1 7AX

£1,350 PCM

**HASLAM'S**  
Lettings



A very well presented first floor apartment located just a short walk from Reading mainline station. Offering spacious living for working professionals.

Reading Borough Council- Tax Band D.

Heating Type (Gas, Elec, communal boiler etc.): 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'.

- Open-plan living room/kitchen; Balcony overlooking well kept gardens
- Kitchen includes appliances: No Parking
- Double bedroom with built-in wardrobes and en-suite shower room
- Large single bedroom with separate family bathroom
- Gas central heating; EPC rating: B
- Furnished; Managed by HASLAM'S

### Available 09/08/2024

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)**

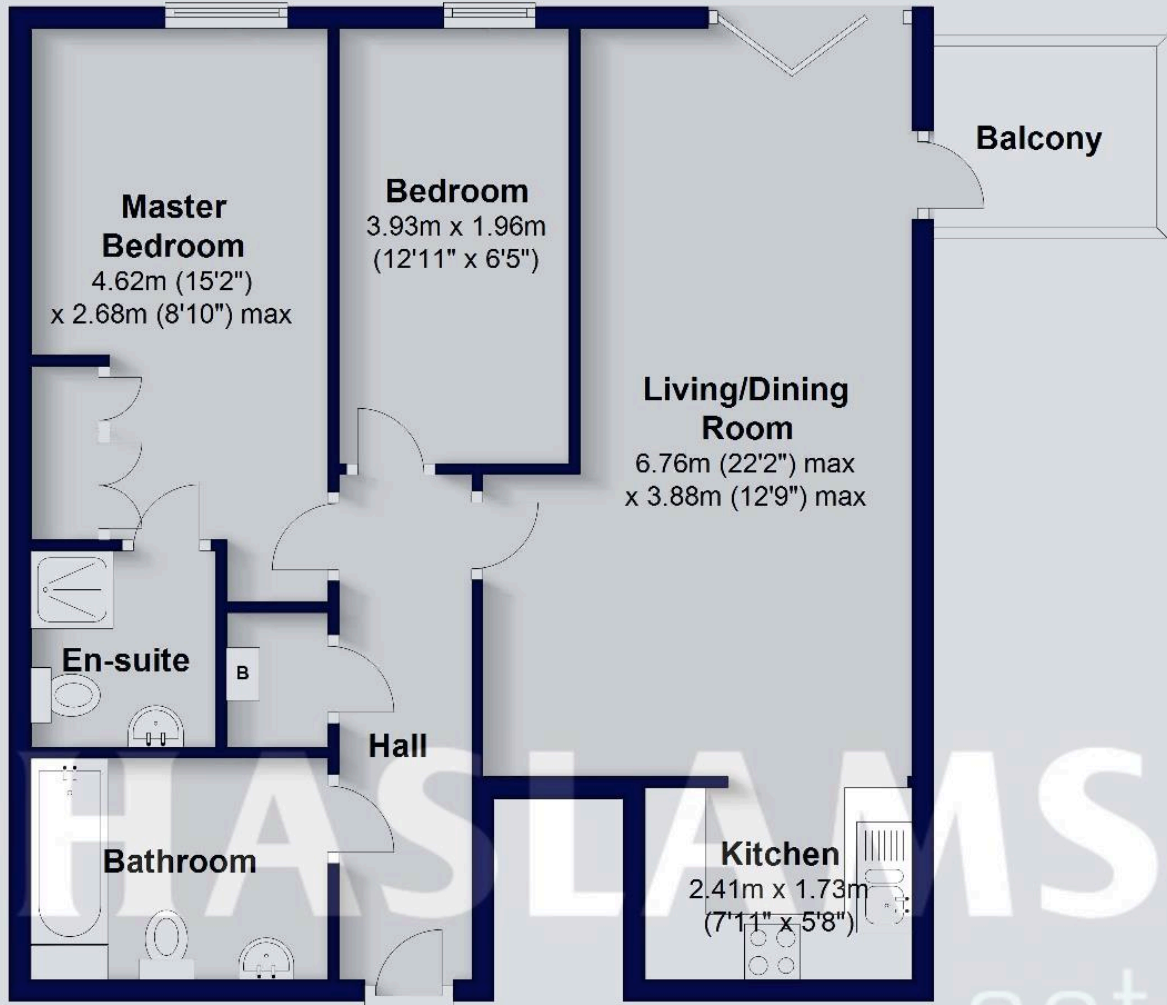
**Haslams Estate Agents Ltd, 159 Friar Street, Reading, Berkshire, RG1 1HE**

No Pets.



### First Floor

Approx. 64.9 sq. metres (699.0 sq. feet)



Total area: approx. 64.9 sq. metres (699.0 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.