

Property ref: 150929

Puffin Way, Reading, RG2 0WS

£1,600 PCM

HASLAM'S
Lettings



A very well presented two bedroom semi-detached house situated in the sought-after Kennet Island development. Within walking distance of Green Park, local amenities, bus routes into Reading town centre and with easy access to the M4 Motorway.
Reading Borough Council- Tax Band D.

Available 04/09/2024

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

*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
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 www.haslams.net

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

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'.

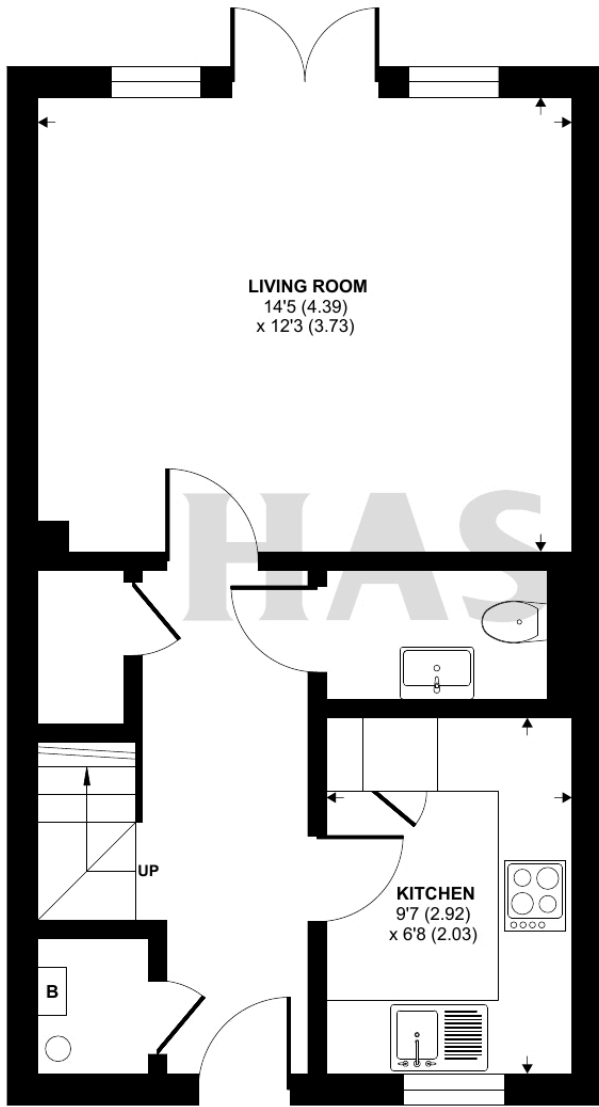




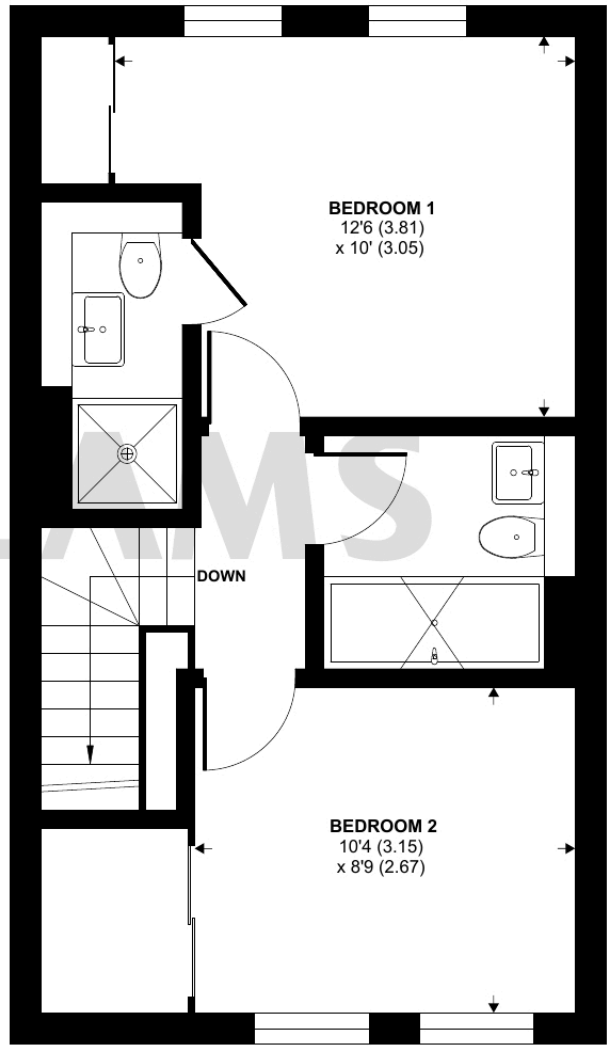
Puffin Way, Reading, RG2

Approximate Area = 768 sq ft / 71.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Haslamss. REF: 1153249