

Property ref: 156281

## London Road, Reading, RG1 5AG

£1,650 PCM

**HASLAM'S**  
Lettings



This beautifully presented, two bedroom property is perfectly located for easy access to Reading train station, Royal Berkshire Hospital and Reading town centre. This unique apartment is in a historic building (Grade II listed) once belonging to Reading University before being converted around 5 years ago. The property also benefits from integrated appliances, allocated parking and bike storage. Reading Borough Council tax band C.

**Available 23/09/2024**

- Two bedroom apartment with own private entrance
- Period features
- Allocated parking; Furnished
- Walking distance to Reading town centre
- Electric heating; EPC rating D
- 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](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**

Located in the Kendrick Road Conservation Area.  
Lower level property - limited mobile signal with EE reported in some rooms. Other mobile providers seem to be fine.

Water supply: Mains  
Drainage info: Mains  
Electricity 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'.

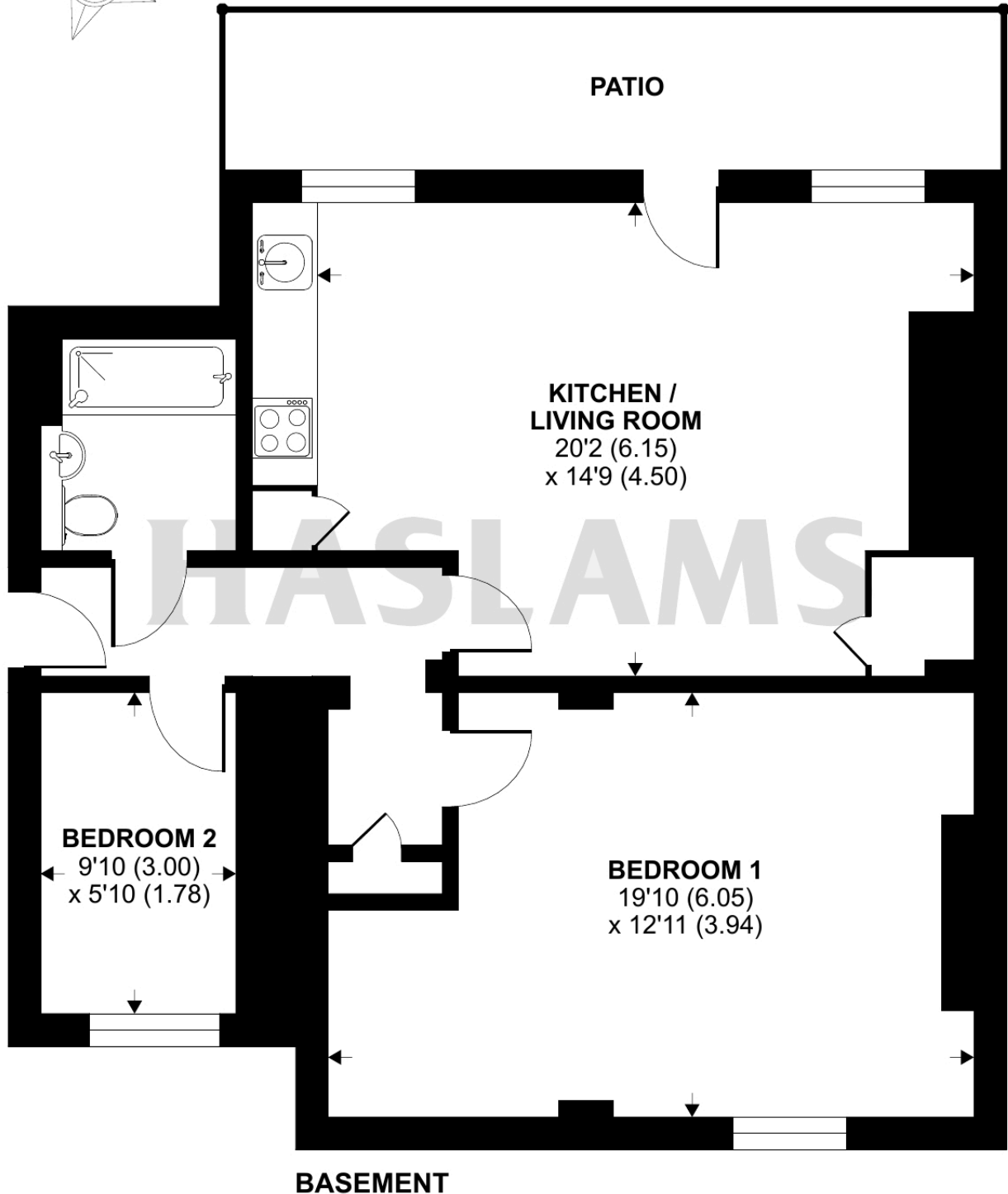




# London Road, Reading, RG1

Approximate Area = 747 sq ft / 69.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Haslamss. REF: 1026252