

Property ref: 152509

## Wokingham Road, Wokingham Road, Reading, RG6 1LP

£1,250 PCM

**HASLAM'S**  
Lettings



This spacious, first floor apartment provides convenient access to Reading Town Centre, Thames Valley Business Park and Reading University. The property also benefits from a large communal garden, off road parking and modernised shower room.  
Reading Borough Council- Tax Band B  
No Pets.

**Available 23/10/2024**

- Double Bedroom
- Convenient for Town, University and M4 Motorway
- Off Road Parking
- Council Tax Band B
- Furnished, EPC Rating C
- 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**



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'

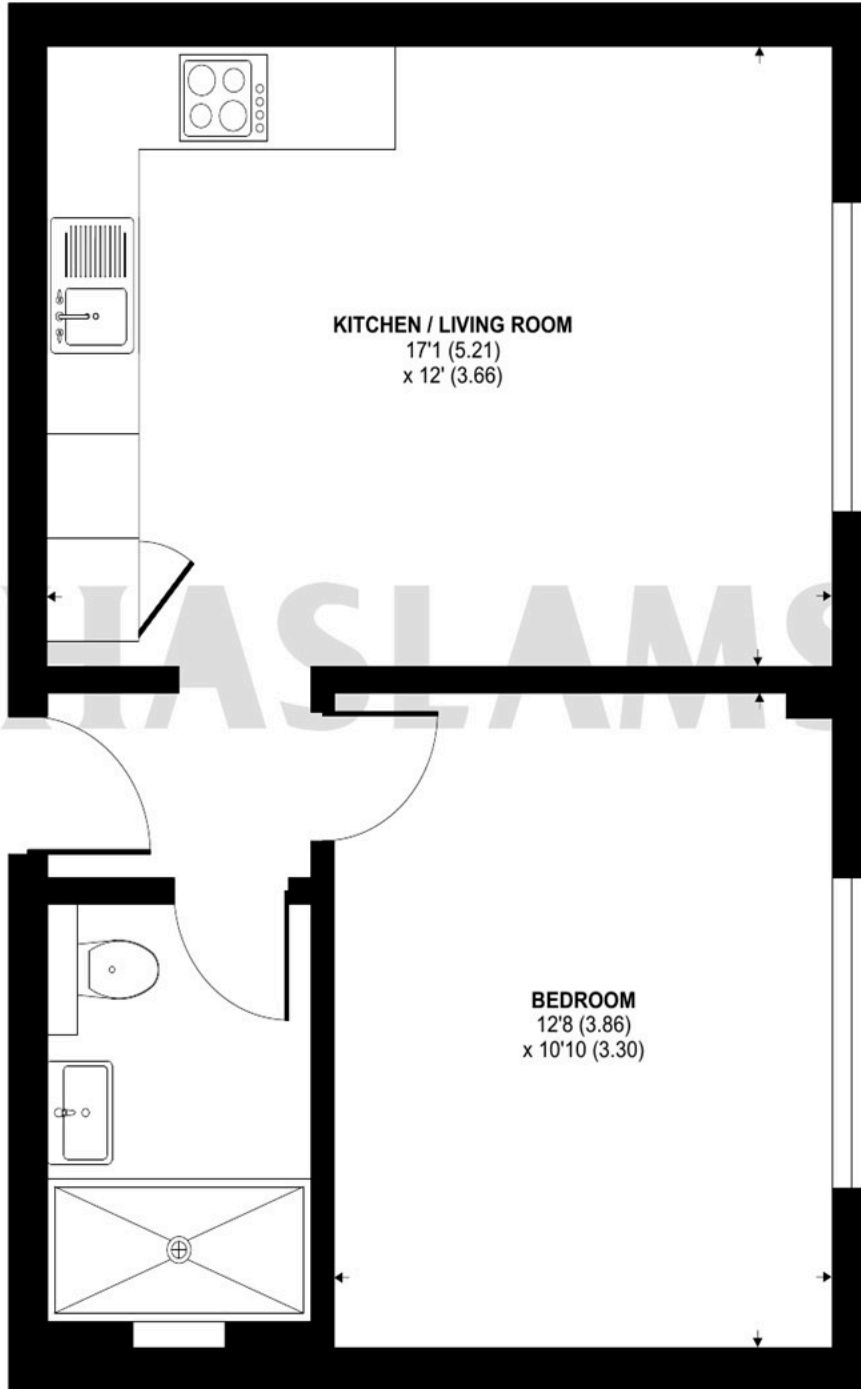




# Wokingham Road, Reading, RG6

Approximate Area = 430 sq ft / 39.9 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). © n1cheom 2023. Produced for Haslams. REF: 977923