

Property ref: 150073

## 6 Canal Way, Reading, RG1 3HJ

£925 PCM

**HASLAM'S**  
Lettings



This unique spacious lower ground floor studio apartment can be found just by the River Kennet with a short walk into Reading town centre. The property is situated in a shared private landscaped courtyard offering some private outside space which is secure and quiet. Reading Borough Council tax band A.

**Available 10/10/2024**

- Small fitted kitchen
- Shower room
- Electric heating
- EPC rating C; Additional £150 to include water and electric
- Private parking space available for additional £50 per month
- 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](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.): Elec

Water supply: Mains

Drainage info: Mains

Electricity supply: Mains

Gas supply: NA

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'.

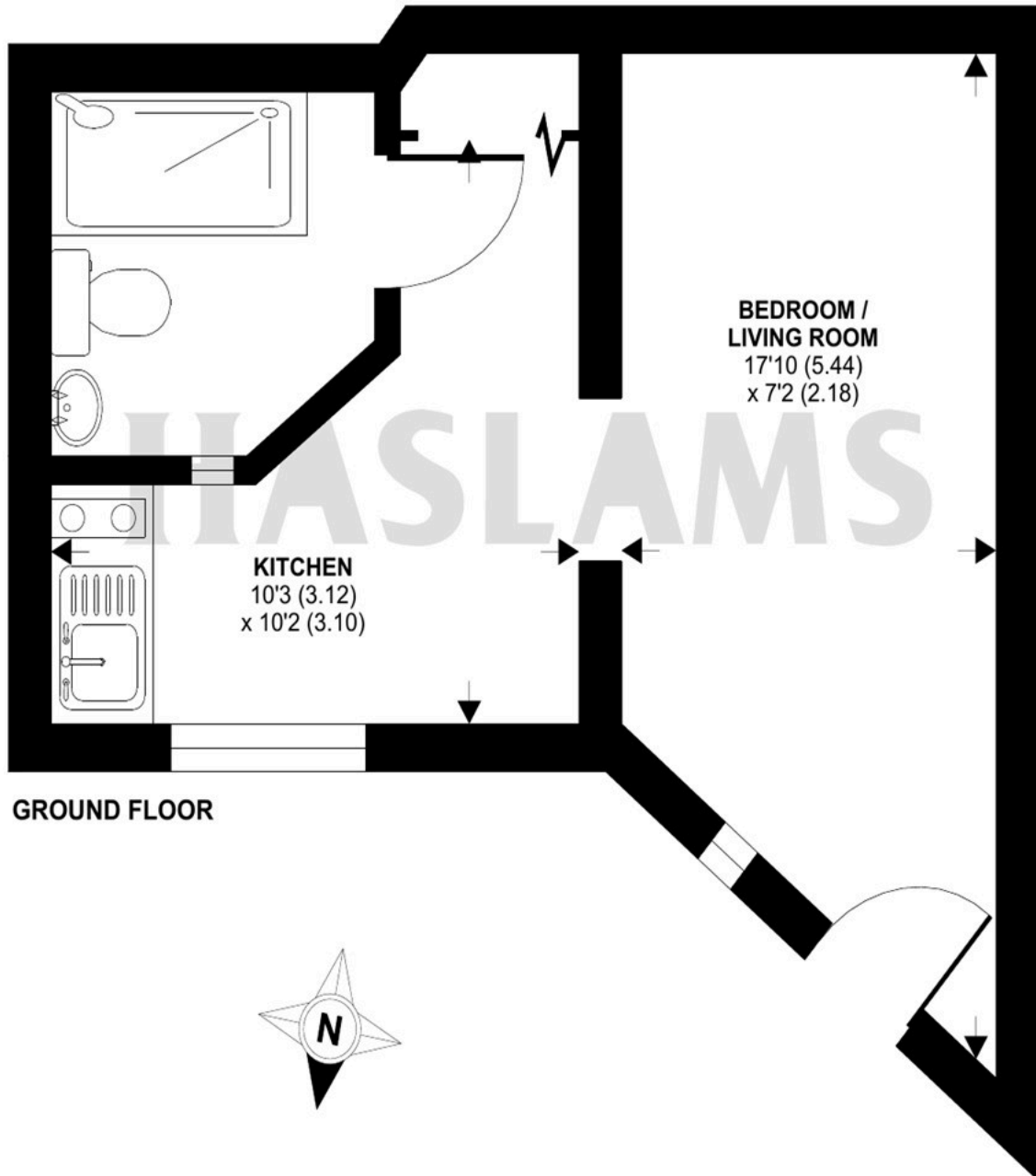




# Canal Way, Reading, RG1

Total = 233 sq ft / 21.6 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). © n1cheom 2022. Produced for Haslams. REF: 932564