

Property ref: 148848

Reservoir Crescent, Reading, RG1 6FG

£1,600 PCM

HASLAM'S
Lettings



A modern, two bedroom terraced house on a select development, located to the west of Reading town centre. The property has excellent links to the M4, bus services, & mainline train station, and benefits from secure gated parking and a West facing garden. Reading Borough Council Tax Band D.

Available 20/11/2024

- Two bedrooms; two bathrooms and downstairs W/C
- Lounge/diner; kitchen-breakfast room
- Gas central heating; double glazing
- White goods including dishwasher
- Secure gated parking; EPC Rating B
- Unfurnished; 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
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.

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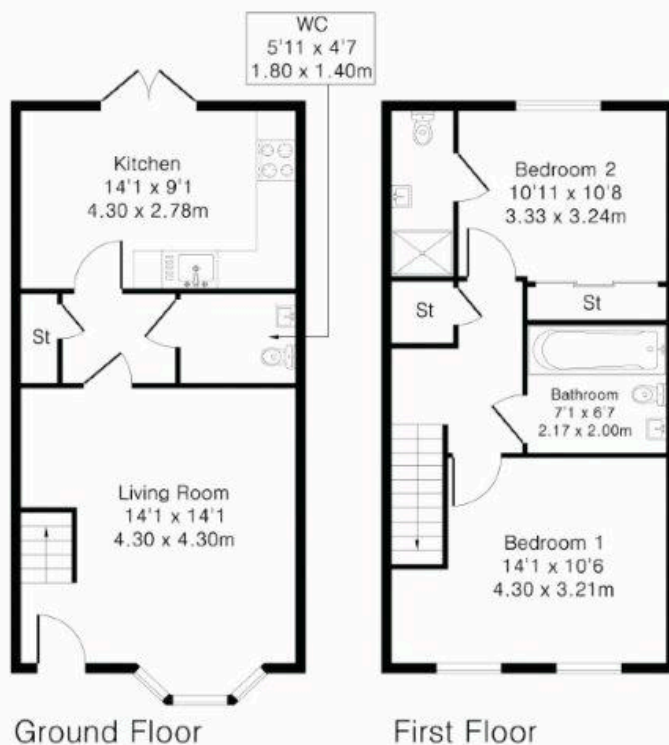
Haslams Estate Agents Ltd, 159 Friar Street, Reading, Berkshire, RG1 1HE

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'.





Approximate Gross Internal Area 808 sq ft – 75 sq m
Ground Floor Area 408 sq ft – 38 sq m
First Floor Area 400 sq ft – 37 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

