

Property ref: 168794

Olivers Place, Reading, RG1 3HP

£1,900 PCM

HASLAM'S
Lettings



The Austen is a stylish 2-bedroom apartment in one of central Reading's most exclusive addresses, Olivers Place in Huntley Wharf. Step into the thoughtfully designed open-plan kitchen/living area; a versatile space for daily living and entertaining with access to a private balcony. The main bedroom features an en-suite, complemented by a well-appointed additional bathroom for the second bedroom. The location offers great connectivity to major cities including London and Birmingham via road and rail, with close proximity to many popular restaurants, bars and shops. Residents have access to the Huntley Wharf Concierge (open 12 hours a day, 7 days a week) for your convenience. Reading Borough Council tax band TBC.

Available 03/03/2025

- Two bedroom apartment finished to a high standard
- Fully fitted kitchen with high quality appliances
- Modern and stylish bathroom; EPC rating B
- 2nd floor position; Hot water and heating via communal boiler
- Furnished; Parking available for an additional £75pcm
- One month deposit; Managed by Touchstone

*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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Water supply: Mains

Drainage info: Mains

Electricity supply: Mains

Gas supply: Communal boiler

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'.



This floor plan shows a 2-bedroom apartment. The layout includes a balcony, a kitchen/living room, two bedrooms, a bathroom, and a central hallway with multiple closets.

- Balcony:** Located at the top left, featuring a diamond-patterned tile design.
- Bedroom (Left):** Dimensions 9'4 x 8'11 (2.85 x 2.73m). It contains a closet labeled "St".
- Bedroom (Right):** Dimensions 14'10 x 9'8 (4.53 x 2.94m). It contains a closet labeled "St".
- Kitchen/Living Room:** Dimensions 25'11 x 14'2 (7.91 x 4.33m). It features a kitchen area with a stove and oven, and a living area with a fireplace.
- Bathroom:** Located at the bottom, containing a bathtub, toilet, and sink.
- Hallway:** A central hallway connects the rooms, with multiple closets labeled "St" for storage.