

Property ref: 30873

## Kendrick Road, Reading, RG1 5DU

£1,200 PCM

**HASLAM'S**  
Lettings



A modern, one bedroom ground floor apartment which is ideally situated for Royal Berkshire Hospital, the town centre shopping, restaurant and leisure facilities as well as Reading railway station. The property also benefits from access to a communal garden for residents. Reading Borough Council Tax Band B.

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'.

### Available 02/05/2025

\*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.

- Double bedroom; Access to a communal garden for residents
- Open plan reception room
- Modern kitchen area including granite work surfaces and integrated appliances
- Modern bathroom suite with independent shower
- Allocated parking space; EPC rating C; Electric heating
- Furnished; Managed by HASLAM'S

**0118 960 1055**

**[lettings@haslams.net](mailto:lettings@haslams.net) [www.haslams.net](http://www.haslams.net)**

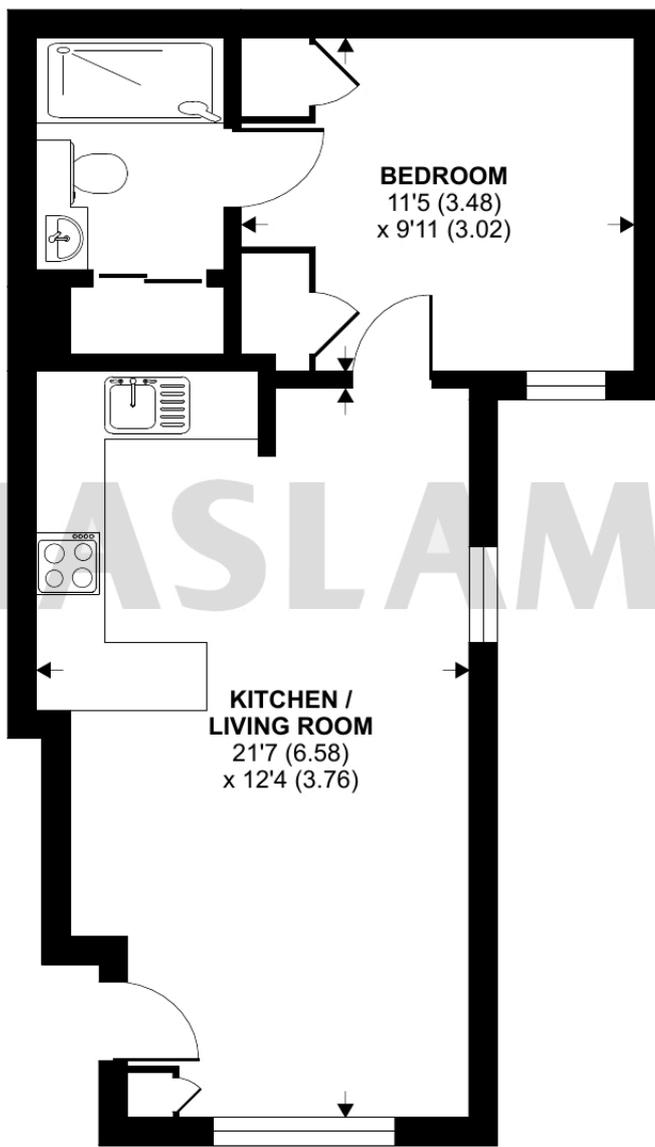
**Haslams Estate Agents Ltd, 159 Friar Street, Reading, Berkshire, RG1 1HE**



# Kendrick Road, Reading, RG1

Approximate Area = 429 sq ft / 39.9 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Haslams. REF: 1191298