

Property ref: 531

**Abbotsmead Place,  
Caversham, RG4****£1,600 PCM****HASLAM'S**  
Lettings

A modern, first floor two bedroom apartment located within walking distance of Caversham centre and with excellent access to central Reading and the railway station. The property benefits from an allocated parking space.  
Reading Borough Council Tax Band C.

**Available 15/04/2025**

- Spacious living/dining room; fitted kitchen
- Two double bedrooms - both with built-in wardrobes
- Three-piece bathroom with a power shower over the bath
- Gas central heating; EPC rating: C
- Allocated parking
- Unfurnished; 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**

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.

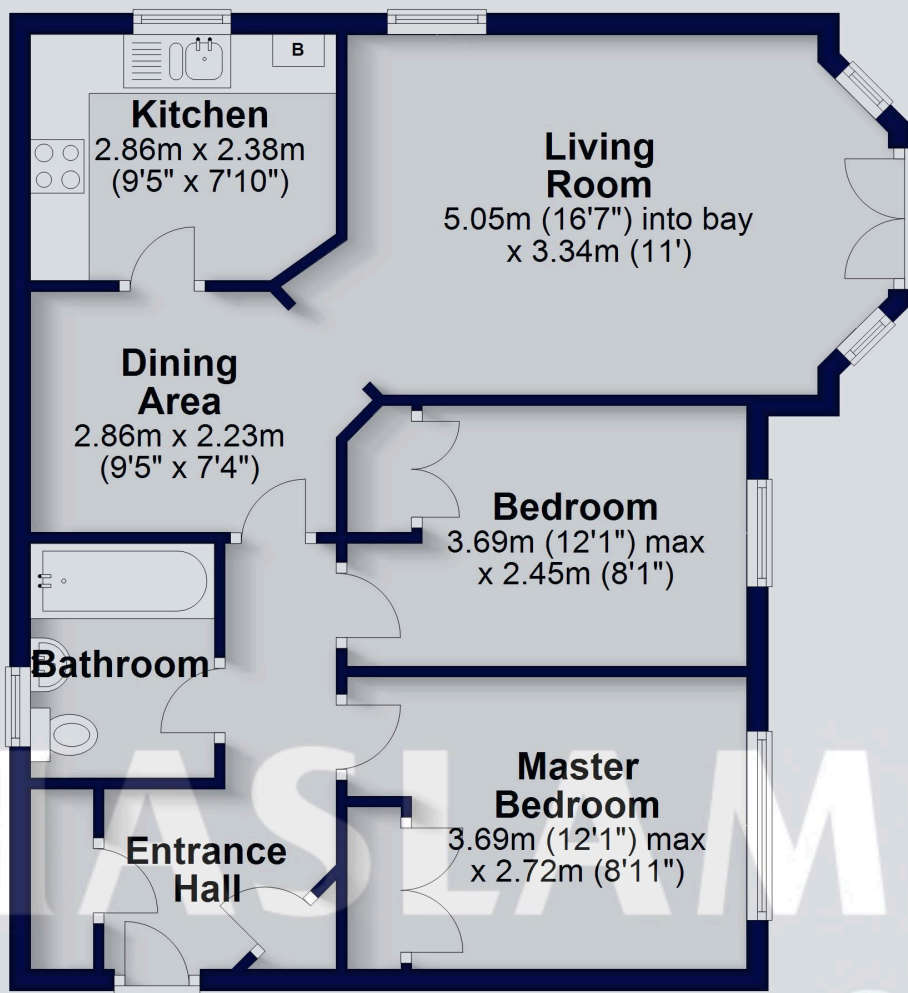






## First Floor

Approx. 62.5 sq. metres (672.2 sq. feet)



Total area: approx. 62.5 sq. metres (672.2 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. The total area includes all the areas shown.  
Plan produced using PlanUp.