

Property ref: 108412

## Ferndale Court, Reading, RG7 3SY

£1,495 PCM

**HASLAM'S**  
Lettings



Situated in the heart of Mortimer village this three double bedroom apartment comes with allocated parking behind secure gates and is moments away from all the local amenities that the village has to offer. The area includes a primary and junior school, doctors surgery, chemist, village stores, bank, post office, churches, numerous pubs and recreation grounds. There is good access to the nearby towns of Reading, Newbury and Basingstoke and motorway networks M3 and M4, and on the outskirts of the village is a local railway station providing links to London Paddington and Waterloo. West Berkshire Council tax band D.

### Available Now

- Three double bedrooms; Master with en suite
- Newly fitted kitchen with appliances
- Bathroom with shower over the bath
- Electric heating; EPC Rating E
- Secure 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)**

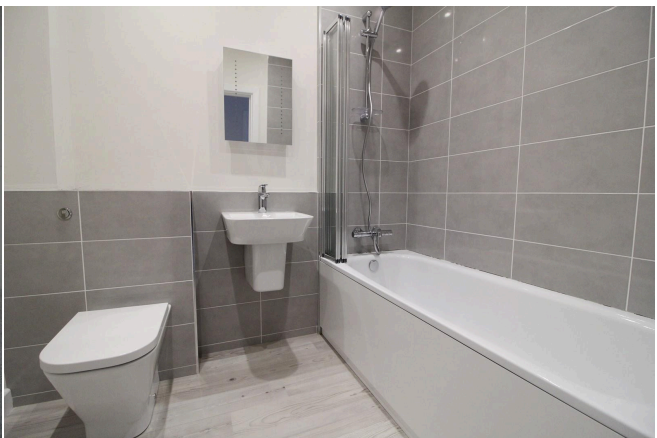
**Haslams Estate Agents Ltd, 159 Friar Street, Reading, Berkshire, RG1 1HE**

Water supply: Mains

Drainage info: Mains

Electricity supply: Mains

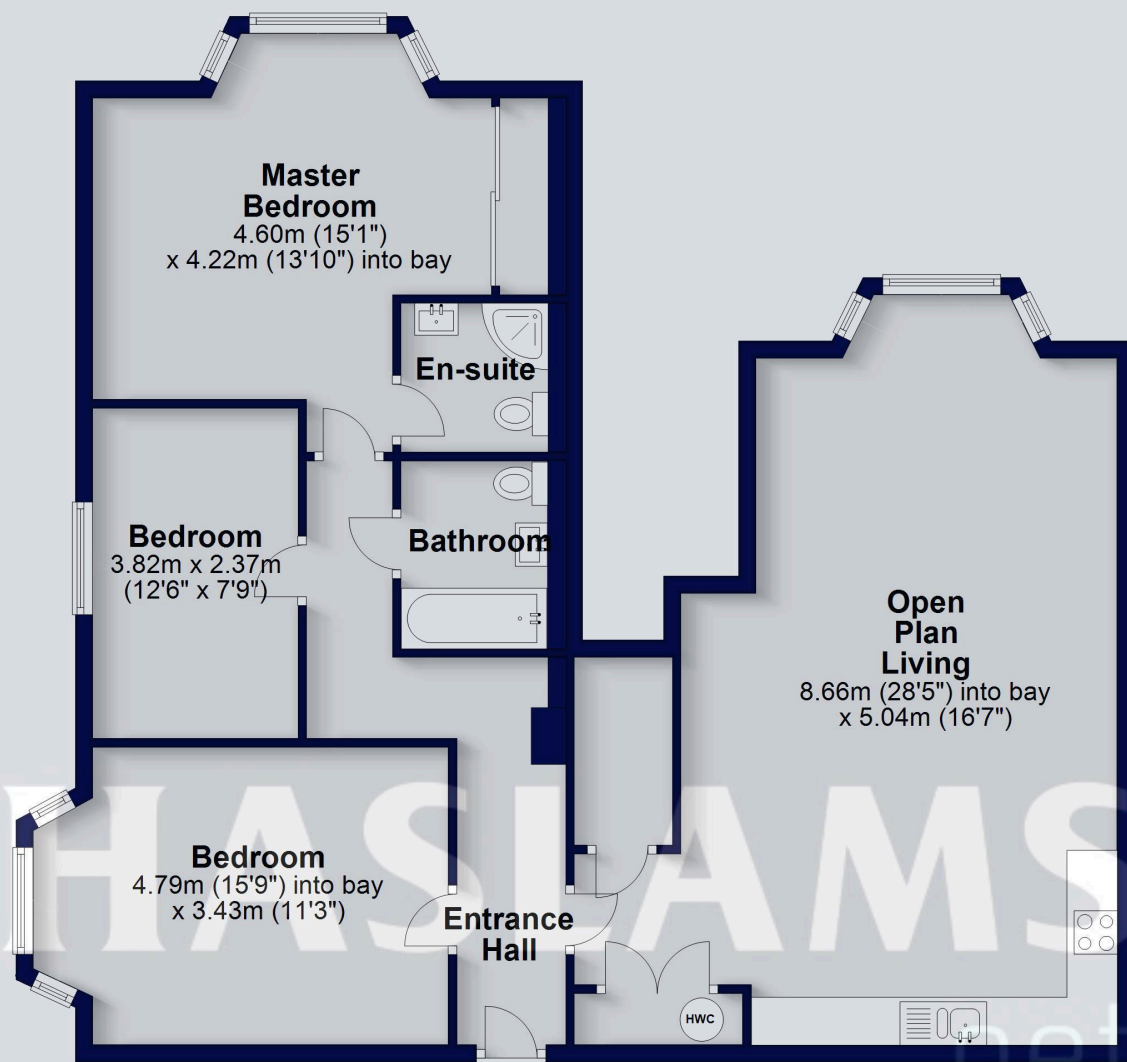
Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.





## Ground Floor

Approx. 107.5 sq. metres (1156.9 sq. feet)



Total area: approx. 107.5 sq. metres (1156.9 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.