

Property ref: 75445

## Talisman House, Kings Road, Reading, RG1 4EQ

**£1,450 PCM**

**HASLAM'S**  
Lettings



A fabulous lower ground floor two bedroom apartment in a stunning converted apartment block to the east of Reading town centre. The property has allocated parking, and is within a short drive of Thames Valley & Winnersh business parks and the A329M motorway link to the M4. Bus services operate close by, and Reading mainline station with direct services to London is a short journey away. Reading Borough Council Tax Band C.

**Available 20/06/2025**

- One double bedroom; One bedroom ideal for home office
- Grade II listed; Allocated parking
- Open-plan living room and fitted kitchen
- Gas central heating; EPC rating: C
- Convenient for town centre and trains
- Furnished; 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

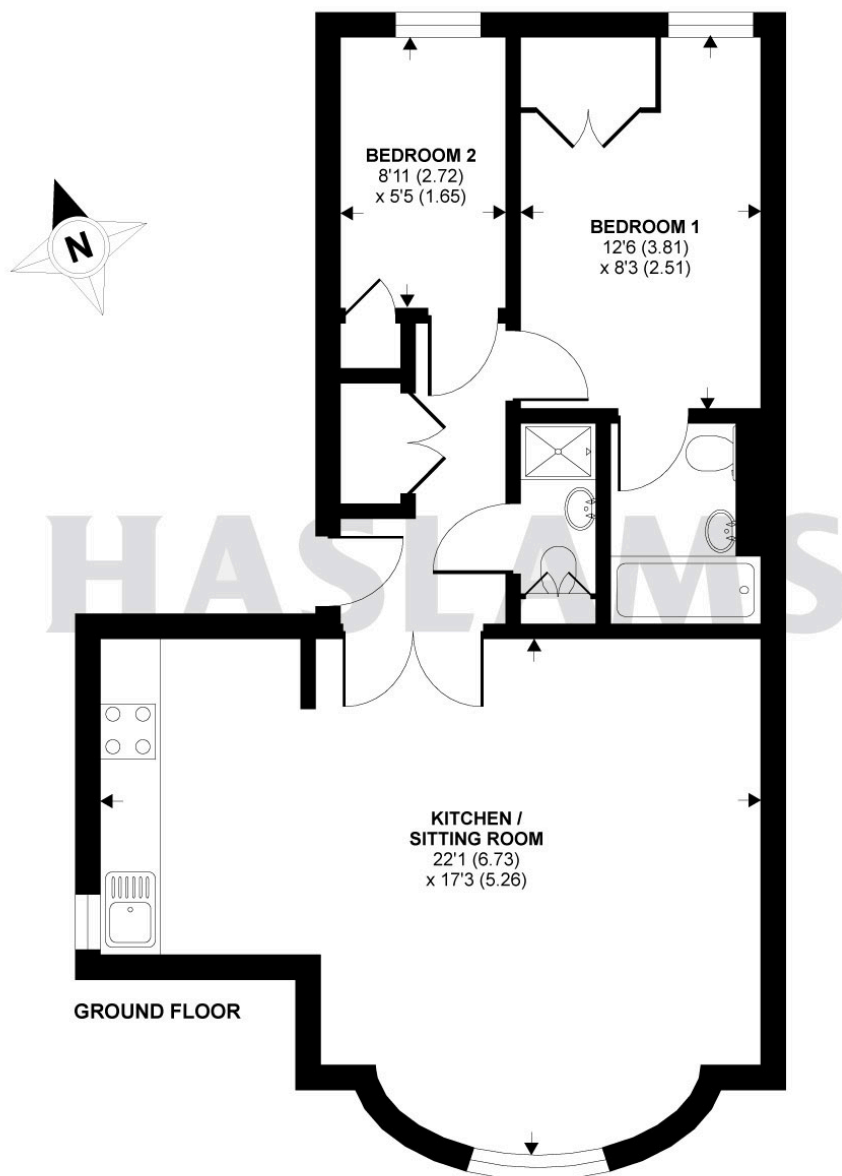
Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.





# Kings Road, Reading, RG1

APPROX. GROSS INTERNAL FLOOR AREA 589 SQ FT 54.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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