

Property ref: 146351

Christchurch Gardens, Reading, RG2 7AH

£1,995 PCM

HASLAM'S
Lettings



A large 4 bedroom maisonette, occupying the first and second floor of this impressive period building located in the Christchurch conservation area. The property has been finished to a high standard and provides adaptable and flexible living accommodation of over 1,700 sqft, offering 4 bedrooms with 3 en suites alongside a separate living room, a kitchen-dining room, further shower room, private garden and allocated parking space. The property is conveniently positioned for Reading town centre, Royal Berkshire Hospital and the University campus with access to transport links by both rail and road. Reading Borough Council tax band C.

This property is within the Article 4 area.

Available 24/06/2025

*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
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.

- Four bedrooms, 3 of which have en suite shower rooms
- Open plan living room with well fitted kitchen area
- Further shower room; Private garden
- Allocated parking space
- Gas central heating; EPC rating D
- Furnished; Managed by HASLAM'S

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lettings@haslams.net www.haslams.net

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

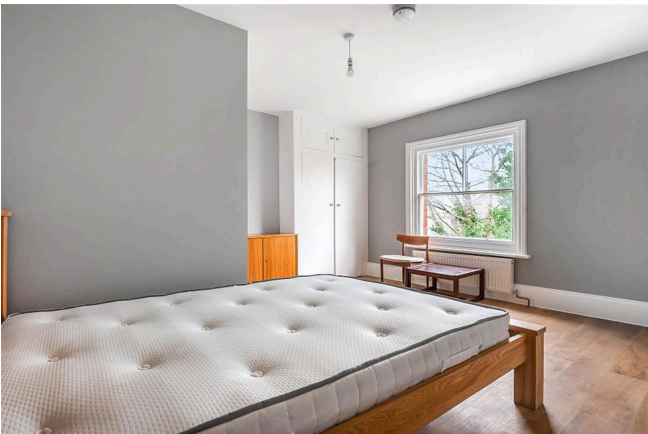
Water supply: Mains

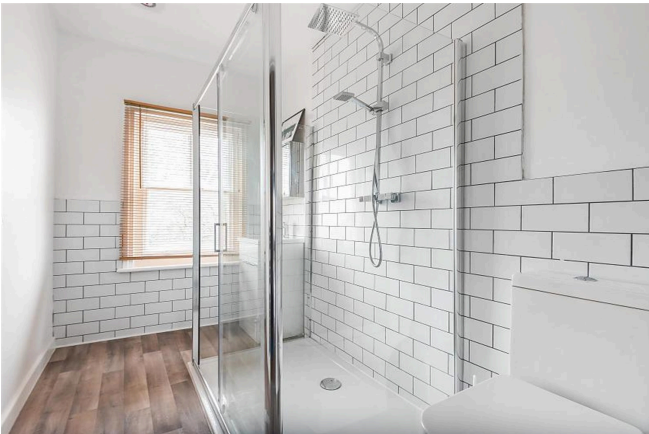
Drainage info: Mains

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.





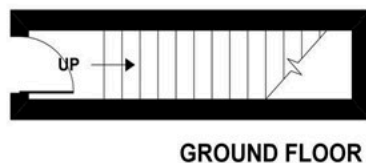
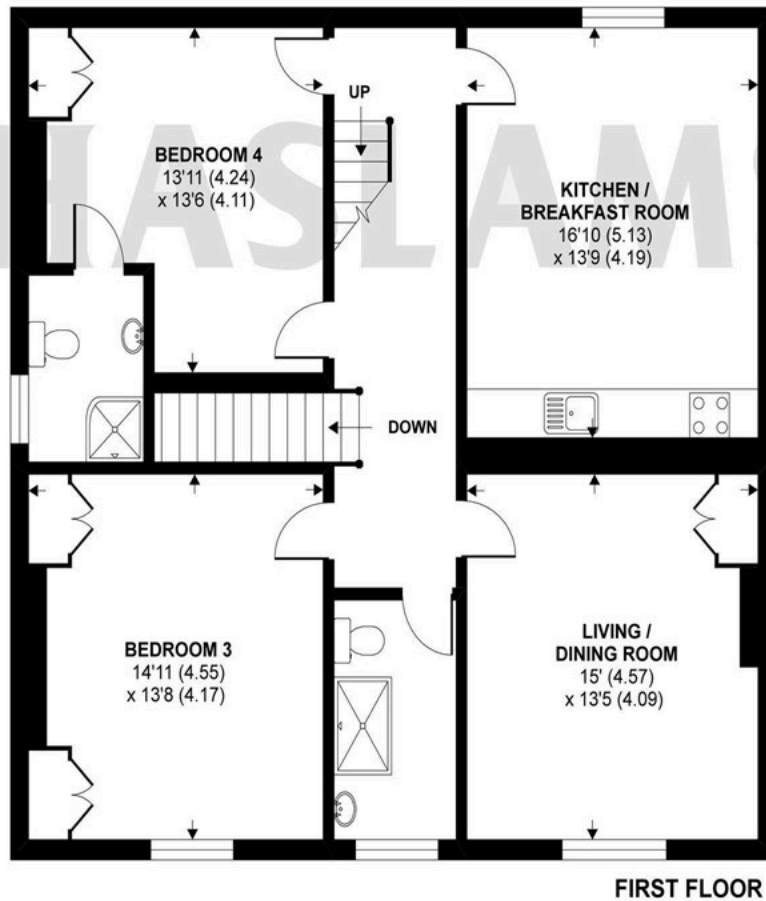
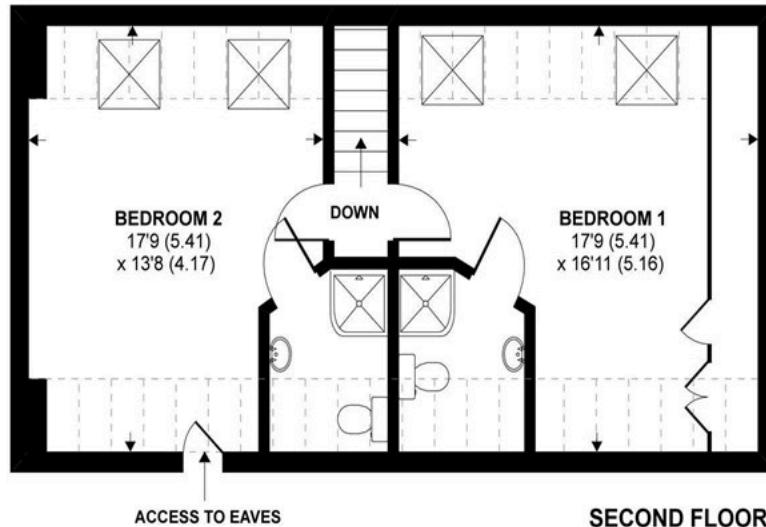
Christchurch Gardens, Reading, RG2

Approximate Area = 1574 sq ft / 146.2 sq m

Limited Use Area(s) = 187 sq ft / 17.3 sq m

Total = 1761 sq ft / 163.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Haslam. REF: 672296