

Property ref: 37717

## Hunsaker, Alfred Street, Reading, RG1 7AU

**£1,100 PCM**

**HASLAM'S**  
Lettings



A contemporary one bedroom apartment situated on the sixth floor within this impressive town centre development, which occupies a central location close to Reading railway station and The Oracle. Reading Borough Council Tax Band C.

Please note - the rent is below market value due to the balcony & window next to the balcony door being currently out of use. Please speak to the office for more information.

### Available Now

- Open plan living room/kitchen; Wood floors to living areas
- Modern fitted kitchen with integrated appliances
- Double bedroom with built-in wardrobes; No parking
- Bathroom with independent shower over the bath; EPC Rating B
- Well maintained communal gardens; On-site concierge service
- Gas central heating; 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

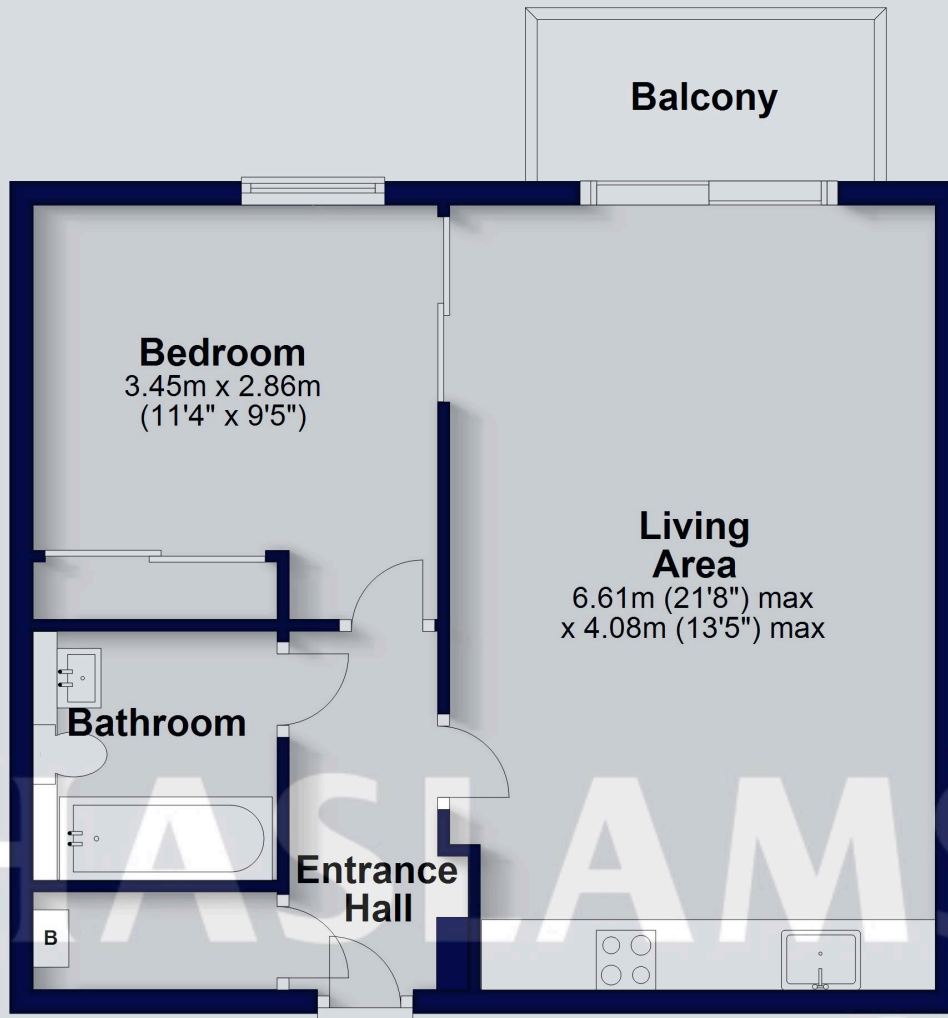
Gas supply: Mains

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'.



## Sixth Floor

Approx. 50.2 sq. metres (540.0 sq. feet)



Total area: approx. 50.2 sq. metres (540.0 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.