

Property ref: 133984

## Marshaw Court, Reading, RG2 7UF

**£1,400 PCM**

**HASLAM'S**  
Lettings



This very well presented one bedroom ground floor maisonette is situated just south of Reading town centre. The property benefits from a 17ft lounge, kitchen, bathroom and UPVC double glazing and a private enclosed rear garden.

Reading Borough Council tax band B.

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.

- One bedroom maisonette
- Modern fitted kitchen
- Family bathroom; EPC rating E
- Electric heating; Front and back entrance
- Private parking; Private garden
- Furnished; Managed by HASLAM'S

### Available 20/06/2025

\*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](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**





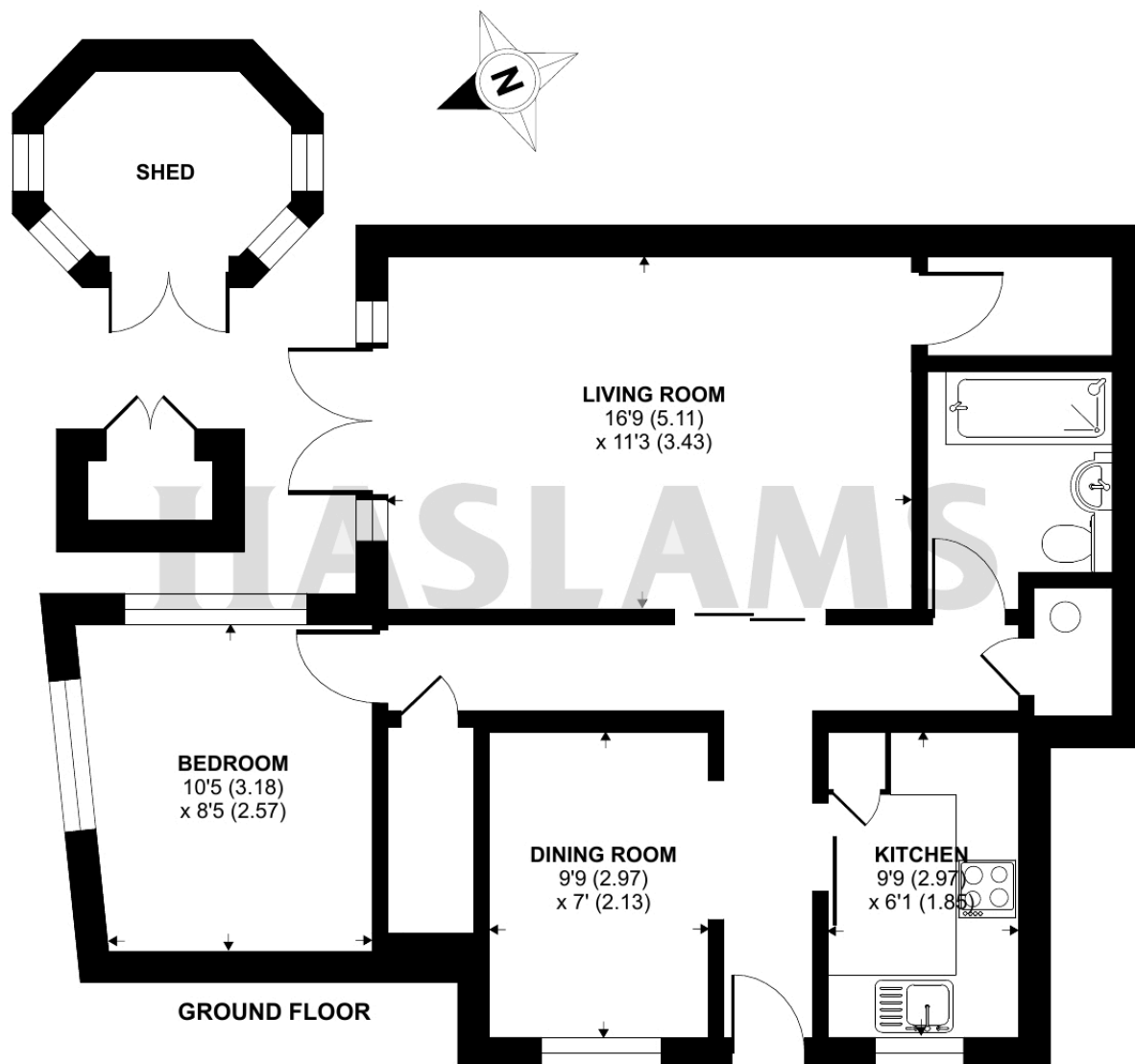
## Marshaw Court, Bamburgh Close, Reading, RG2

Approximate Area = 624 sq ft / 58 sq m

Outbuilding = 32 sq ft / 2.9 sq m

Total = 656 sq ft / 60.9 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). © n1cheom 2024. Produced for Haslams. REF: 1175591