

Property ref: 1158

Berkeley Avenue, Reading, RG1 6PN

£1,450 PCM

HASLAMs
Lettings



A well planned and spacious first floor apartment located in the popular Upcross Gardens development within walking distance of the town centre.

Reading Borough Council Tax Band D.

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.

- Open plan living room/kitchen with Juliette balcony overlooking communal garden
- Kitchen with granite work surfaces, integrated appliances and breakfast bar
- Two bedrooms, both with built-in wardrobes; Gas Central Heating
- En-suite shower room to master; Family bathroom
- Allocated undercroft parking; EPC Rating: B
- Furnished; Managed by HASLAMs

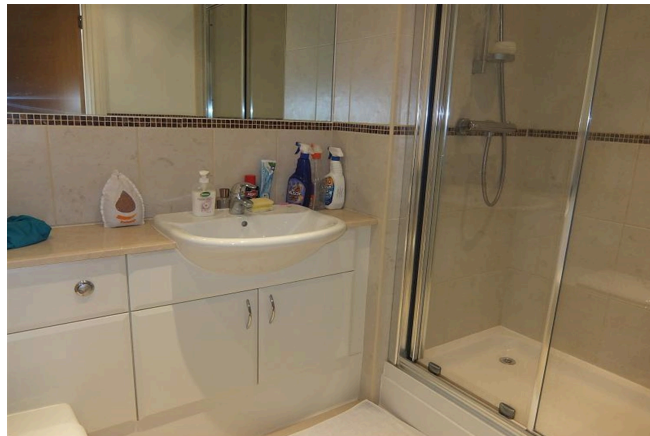
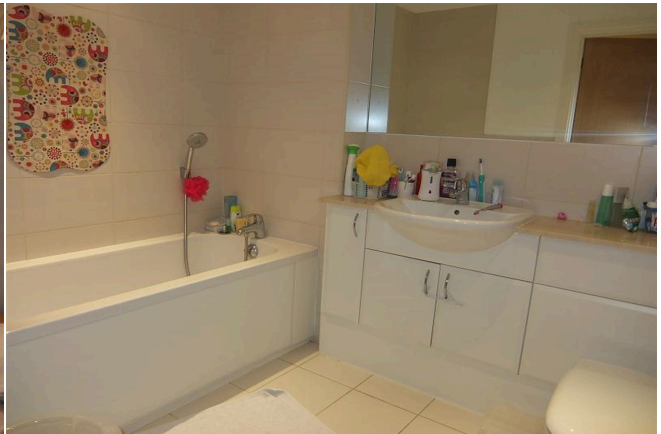
Available 21/07/2025

*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.

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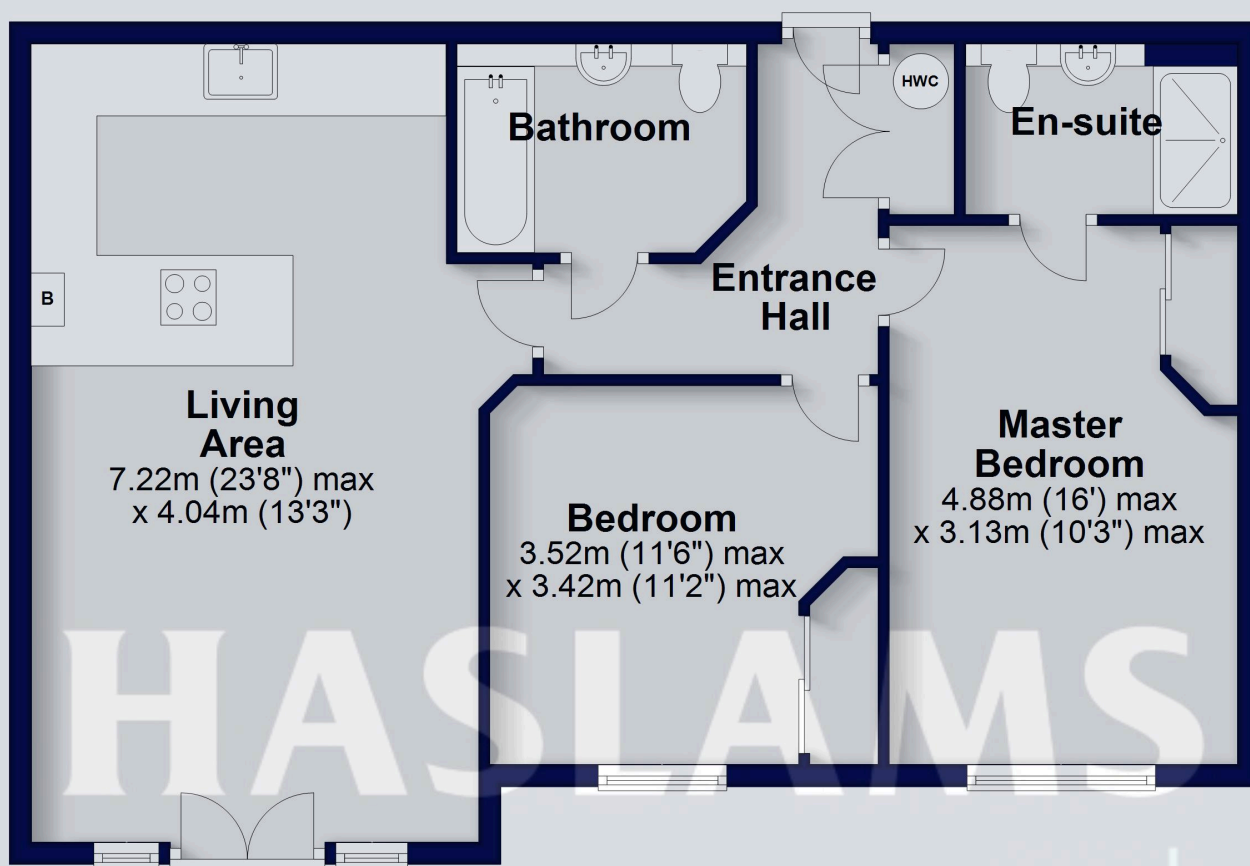
lettings@haslams.net www.haslams.net

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



First Floor

Approx. 73.9 sq. metres (795.4 sq. feet)



Total area: approx. 73.9 sq. metres (795.4 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.