

Property ref: 55592

## Dean House, Reading, RG1 5LR

**£1,500 PCM**

**HASLAM'S**  
Lettings



A well-presented two bedroom apartment occupying a second floor position within this popular development which is conveniently positioned in the favoured University area and is within walking distance of the hospital and the mainline station. The development is set within well-tended communal grounds and the apartment benefits from a contemporary styled open plan living room with a modern fitted kitchen alongside two double bedrooms, two bathrooms and allocated parking. Ideally positioned for the vibrant town centre with the riverside shops and restaurants of the Oracle centre within a short walk and with easy access to A329(M).

Reading Borough Council Tax Band C.

### Available Now

- Two double bedrooms; Two bathrooms
- Open plan living room; Electric heating
- Well-equipped modern kitchen area
- Lawned communal gardens; EPC rating C
- Allocated parking; Bike store; Entry phone system
- 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

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'.



# Dean House, Erleigh Road, Reading, RG1

Approximate Area = 738 sq ft / 68.5 sq m

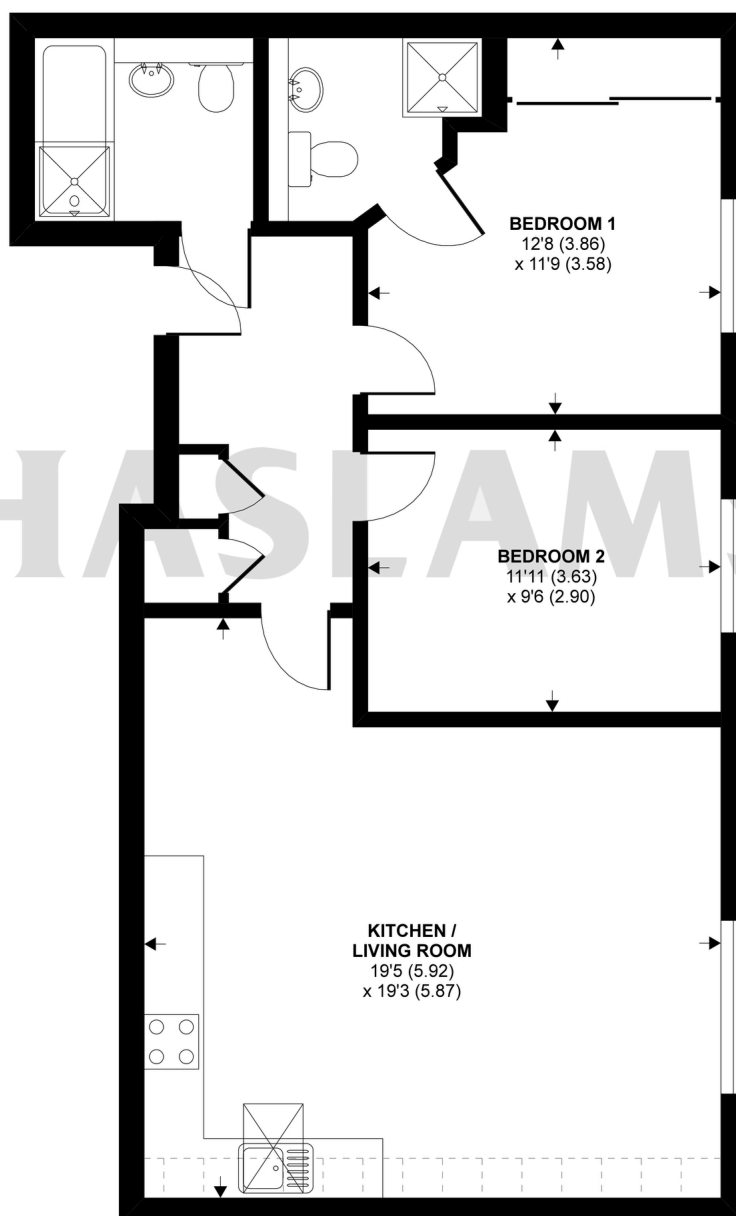
Limited Use Area(s) = 26 sq ft / 2.4 sq m

Total = 764 sq ft / 70.9 sq m

For identification only - Not to scale



Denotes restricted  
head height



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.  
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