

Property ref: 96632

**Queens Road,  
Reading, RG1 4AU****£1,300 PCM****HASLAM'S**  
Lettings

A modern, one bedroom first floor apartment in a beautiful grade II listed building. Conveniently situated in Reading town centre with easy access to restaurants, bars & shops, the property also provides easy access to Reading mainline station and has the benefit of an allocated parking space and a private separate laundry/storage room. Reading Borough Council tax band B.

**Available 07/07/2025**

- One double bedroom apartment; Allocated parking
- Modern open-plan kitchen with integrated appliances
- Finished to a high specification throughout
- EPC rating C; Electric heating
- Bathroom with shower over the bath
- 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

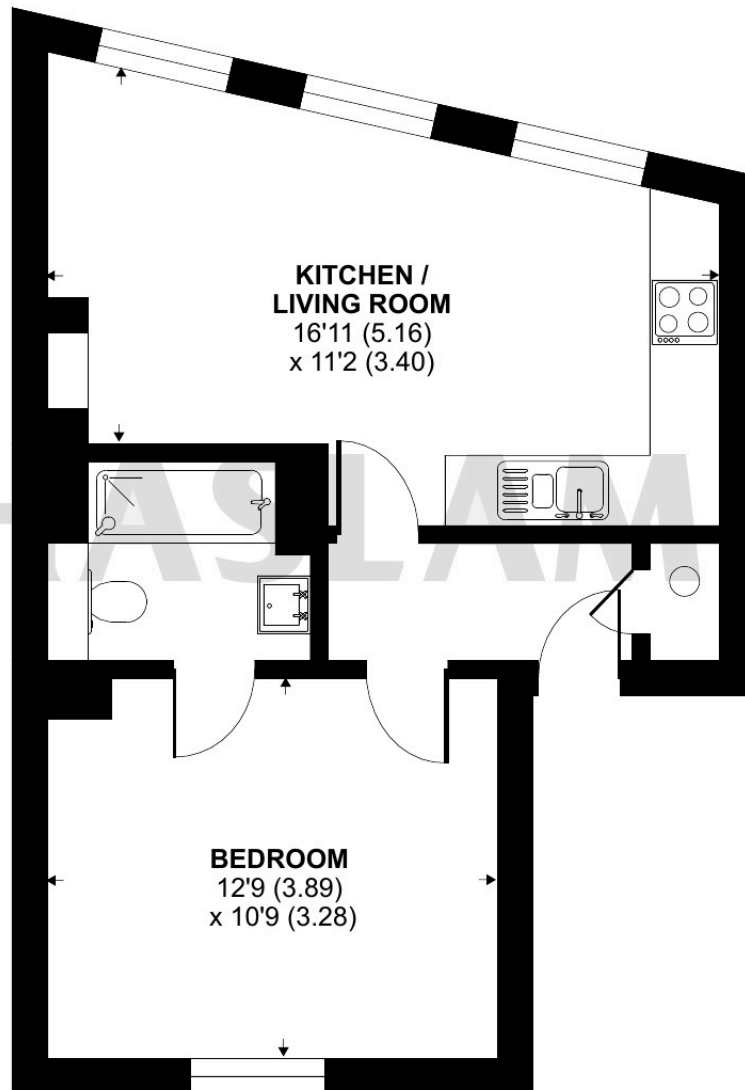
Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website 'Broadband and Mobile Coverage Checker'.



## Queens Road, Reading, RG1

Approximate Area = 436 sq ft / 40.5 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). © n1cheom 2024.  
Produced for Haslamss. REF: 1175125