

Property ref: 176334

Cygnnet House, Reading, RG2 0NX

£1,300 PCM

HASLAM'S
Lettings



This stylish and well-presented one-bedroom apartment located on the 4th floor of the sought-after Cygnnet House development in Reading's Kennet Island area.

This contemporary flat offers bright and spacious open-plan living with a modern kitchen and floor-to-ceiling windows that flood the space with natural light. The property also benefits from a large private terrace and separate balcony. A standout feature is the integrated air conditioning, providing year-round comfort - a rare and highly desirable benefit in modern apartments.

Reading Borough Council tax band C.

Available Now

- Open-plan living/dining area with private terrace and balcony - Terrace is south facing (no balcony/ terrace above)
- Double bedroom with built-in wardrobe; Unfurnished
- Stylish bathroom with shower over bath; No immediate neighbours (all 4 walls are not adjoined to any other flat), excellent noise insulation
- Air conditioning (cooling and heating); Electric heating
- Secure entry system and lift access; EPC rating C
- Allocated underground secure parking + visitor parking; 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
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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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.



Approximate Gross Internal Area 465 sq ft - 43 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

