

Property ref: 93898

## Abbey Hall, Reading, RG1 3FB

£1,100 PCM

**HASLAMs**  
Lettings



A one bedroom second floor apartment located in the centre of Reading, within walking distance of the mainline station and The Oracle shopping centre. The property benefits from an open plan living area, modern kitchen with fitted appliances & breakfast bar, and built-in wardrobes in the double bedroom.

Reading Borough Council Tax Band B.

### Available Now

- Double bedroom with built in wardrobes
- Open plan living room with fitted kitchen
- Electric heating; EPC rating E
- Modern shower room
- Entry phone system; No parking
- Furnished; Managed by HASLAMs

\*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.haslamss.net](http://www.haslamss.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@haslamss.net](mailto:lettings@haslamss.net) [www.haslamss.net](http://www.haslamss.net)**

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

Water supply: Mains

Drainage info: Mains

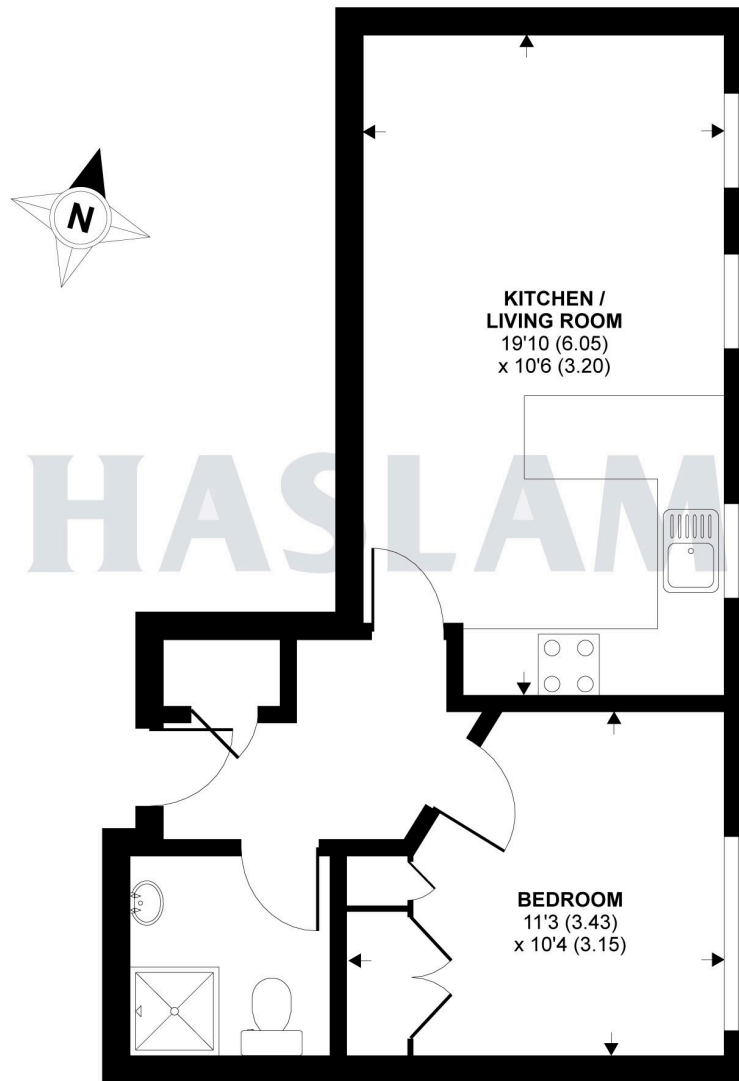
Electricity supply: Mains

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'.



# Abbey Hall, Kings Road, Reading, Berkshire, RG1

APPROX. GROSS INTERNAL FLOOR AREA 413 SQ FT 38.3 SQ METRES



**SECOND FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2013 Produced for Haslams REF : 371549