

Property ref: 177720

**Puffin Way,
Reading, RG2 0WS****£1,250 PCM****HASLAM'S**
Lettings

A well-presented ground floor apartment located in a popular Kennet Island development. The property offers comfortable, modern living with well-proportioned accommodation and is ideally suited to a professional tenant seeking convenient access to local amenities and transport links.

Reading Borough Council tax band C.

Available Now

- One bedroom, ground floor apartment
- Modern kitchen and bathroom; Allocated parking
- Great transport links to Reading town centre
- Walking distance to Green Park
- Gas central heating; EPC rating C
- 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
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 www.haslams.net****Haslams Estate Agents Ltd, 159 Friar Street, Reading, Berkshire, RG1 1HE**

Water supply: Mains

Drainage info: Mains

Electricity supply: Mains

Gas supply: Mains

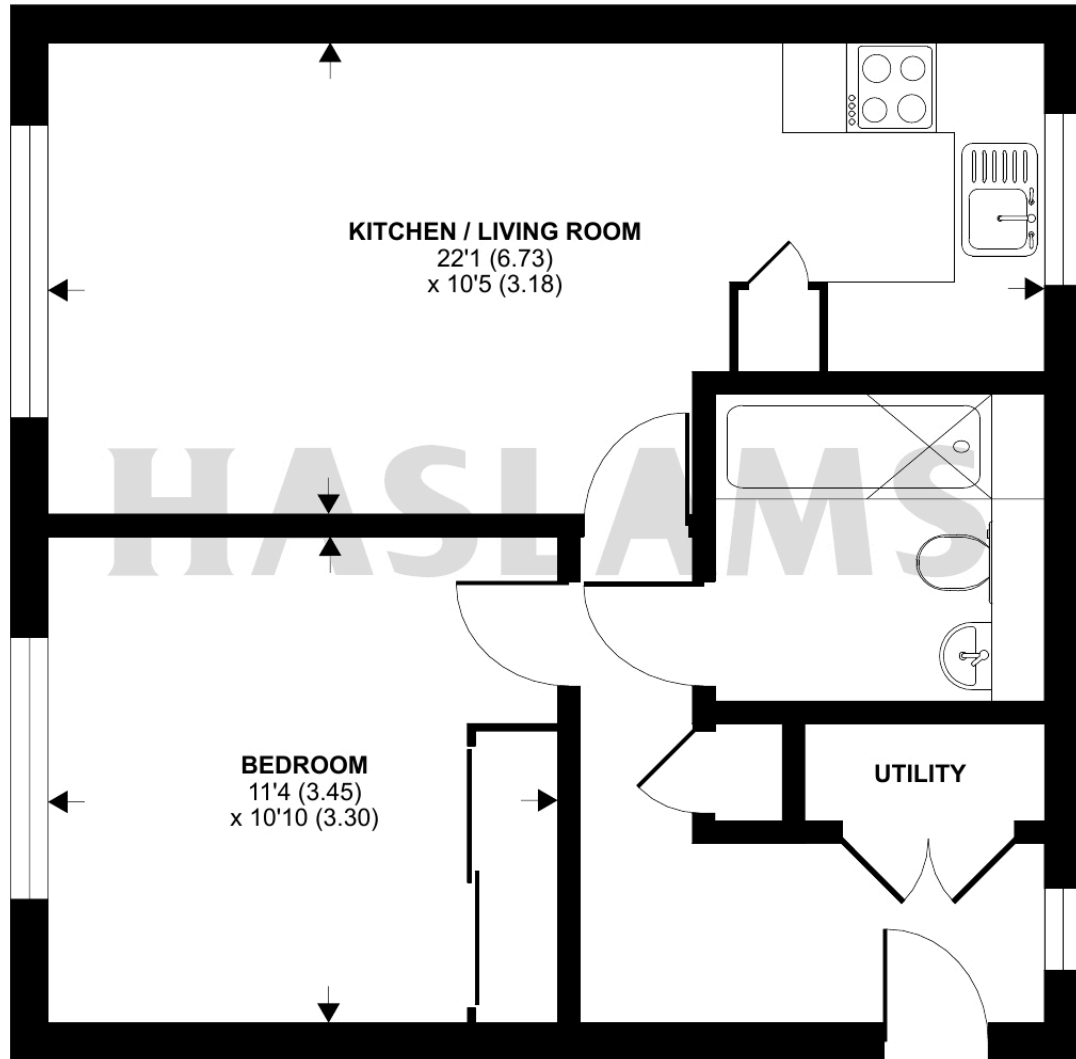
Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.



Puffin Way, Reading, RG2

Approximate Area = 484 sq ft / 45 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2025. Produced for Haslams. REF: 1394974