

Property ref: 159002

**Nightingale Way,  
Reading, RG30 1EZ****£1,550 PCM****HASLAMs**  
Lettings

Located on the 4th floor of this popular development is this well-appointed 2 bedroom apartment. Featuring an open-plan living room with a south facing balcony and parking in the undercroft car park. The development boasts a residents lift and well maintained communal areas which incorporate a communal roof terrace and a courtyard located on the 1st floor for shared use.

Reading Borough Council Tax Band C.

**Available Now**

- Two double bedrooms, Master with en-suite
- Fully fitted kitchen with appliances
- Family bathroom
- Undercroft parking
- Gas central heating, EPC Rating B
- Unfurnished, 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.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

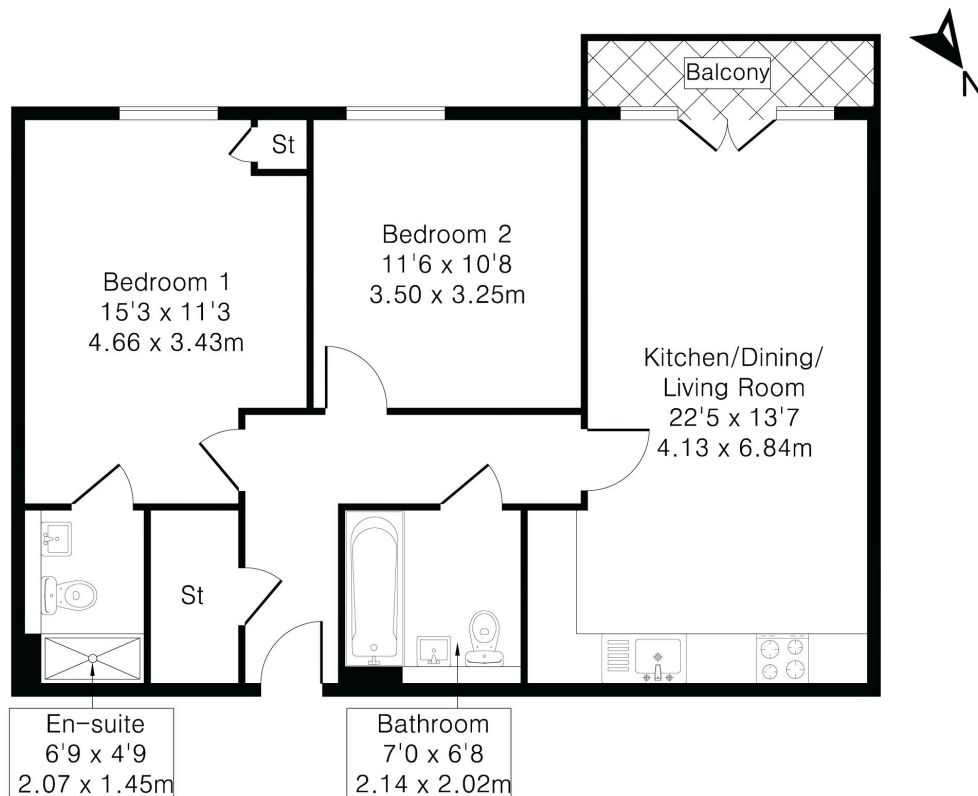
Gas supply: Mains

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.





Approximate Gross Internal Area 754 sq ft – 70 sq m



Fourth Floor Flat