

Property ref: 176314

Merrick House, Reading, RG2 0GX

£1,100 PCM

HASLAM'S
Lettings



A well-presented 3rd floor apartment located in the sought after Kennet Island development. The property offers comfortable living in a convenient location, ideal for professionals seeking easy access to local amenities and transport links. Please note that there is no lift in the building.

Reading Borough Council tax band C.

Available Now

- One double bedroom with built in wardrobe
- Fully fitted kitchen with appliances; Bathroom with shower over bath
- Convenient location close to local shops and amenities
- EPC rating C; Gas central heating; Allocated parking
- Secure communal entrance; Good transport links to Reading town centre and M4
- Furnished; Managed by LANDLORD

*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

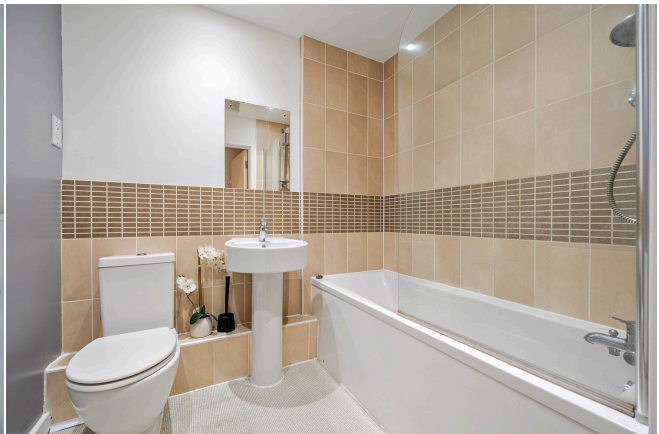
Water supply: Mains

Drainage info: Mains

Electricity supply: Mains

Gas supply: Mains

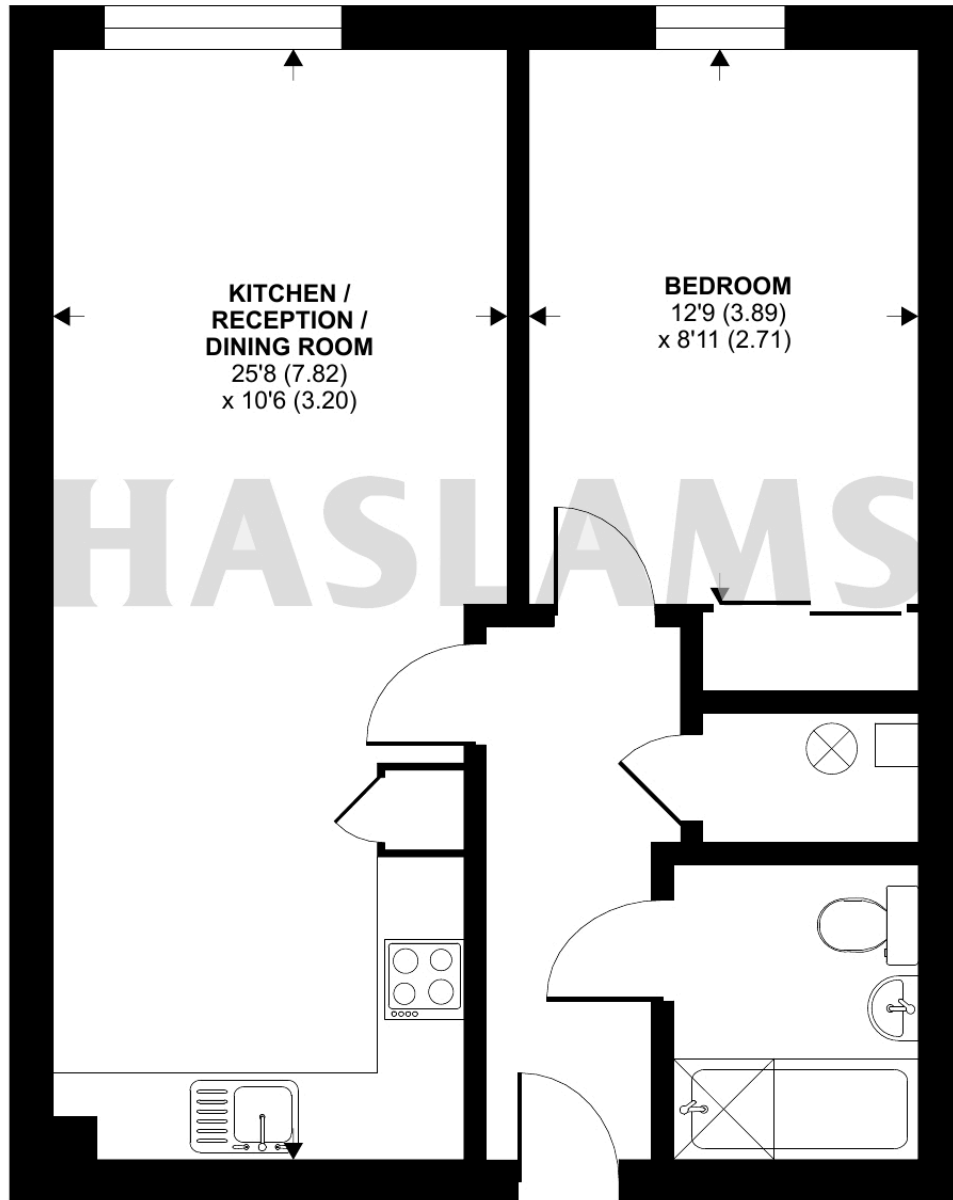
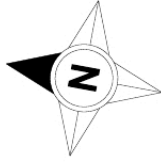
Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.



Whale Avenue, Reading, RG2

Approximate Area = 513 sq ft / 47.6 sq m

For identification only - Not to scale

**THIRD FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̈ichecom 2026. Produced for Haslams. REF: 1400909