

Property ref: 134545



Hilmanton, Reading, RG6 4HN

£1,200 PCM



. Located in Lower Earley is this spacious 1 bedroom property. Entrance hall leading to modern kitchen with appliances. Spacious lounge with patio door through to rear enclosed garden. To the first floor is a double bedroom with wardrobe off the landing and modern bathroom. Double glazed windows. Electric Heating . Allocated parking space. Walking distance of local amenities. Wokingham Council tax band C. EPC Rating E. Unfurnished.

Available 07/08/2026

- 1 bedroom House
- Modern kitchen
- Rear enclosed garden
- Very well presented
- Allocated parking space
- Unfurnished

*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.michael-hardy.co.uk
 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.

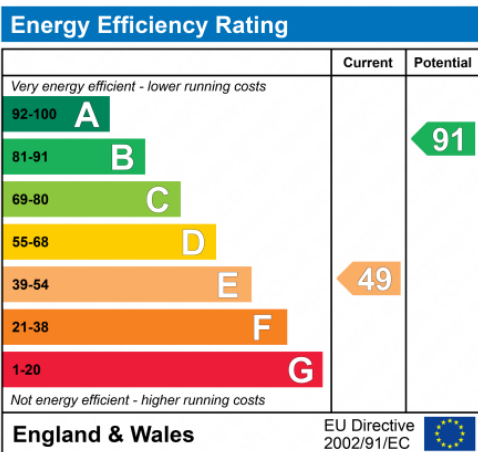
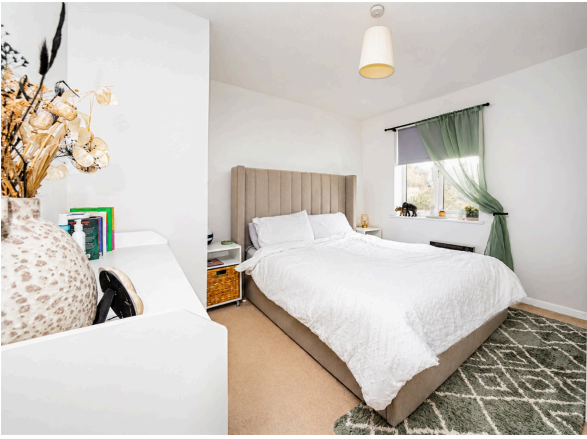
0118 9776 776

lettings@michael-hardy.co.uk www.michael-hardy.co.uk

Michael Hardy Lettings, 9 Broad Street, Wokingham, , RG40 1AU

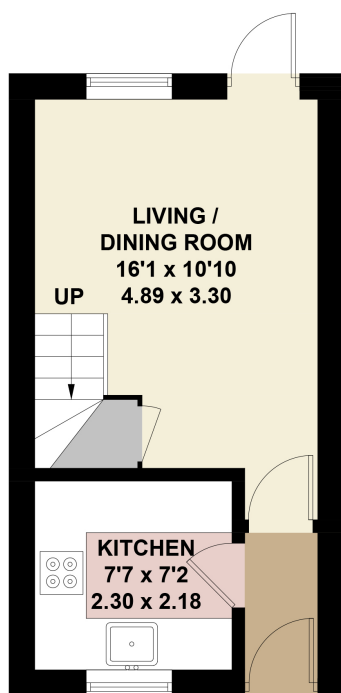
Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.



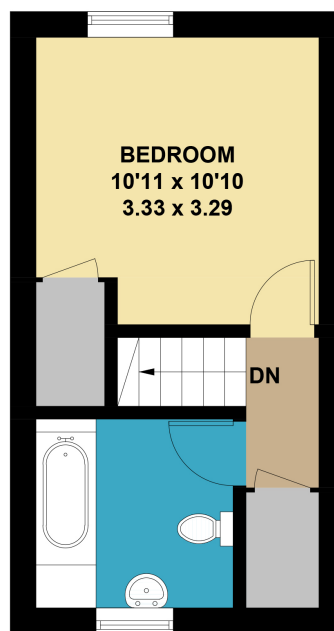


Hilmanton, Earley

Approximate Gross Internal Area = 475 sq ft / 44.1 sq m



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1310543)
Produced by BlueSky Estate Agency Services on behalf of Michael Hardy