

Property ref: 522

## Mallard Row, Holybrook, Reading, RG1 6QA

£1,225 PCM

**HASLAM'S**  
Lettings



A modern one bedroom apartment located in the Holybrook development which is within walking distance to the Oracle shopping centre and mainline station.

Reading Borough Council tax band C.

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.

### Available Now

- One double bedroom with built in storage
- Modern fully fitted kitchen with integrated appliances
- Modern fully fitted bathroom suite
- EPC Rating D; Electric heating
- Allocated parking with permit
- 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](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**



### Ground Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



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Total area: approx. 43.9 sq. metres (472.9 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. The total area includes all the areas shown.  
Plan produced using PlanUp.