

Property ref: 182466

## Swallows Croft, Reading, RG1 6EH

£1,300 PCM

**HASLAM'S**  
Lettings



A well presented two bedroom apartment located just on the outskirts of Reading town centre, with the mainline station and local amenities within convenient reach. The apartment is located on the ground floor. Reading Borough Council tax band B.

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 and one single bedroom
- One bathroom with shower over the bath
- Kitchen with appliances
- Electric heating; EPC rating D
- Currently unfurnished but the landlord is flexible to furnish the apartment
- One allocated parking space; Managed by LANDLORD

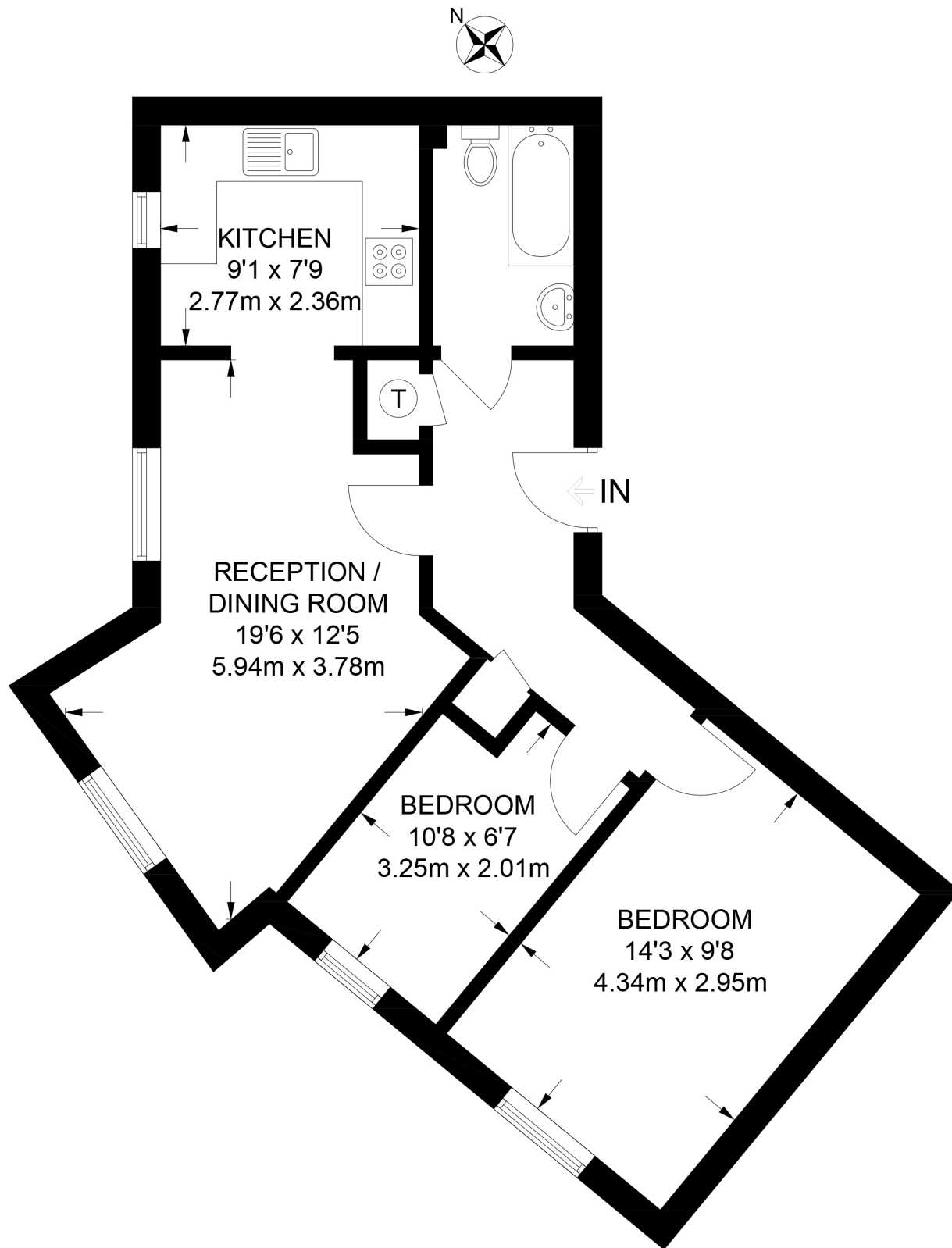
\*Fees For Assured Periodic Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit 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**

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**Haslams Estate Agents Ltd, 159 Friar Street, Reading, Berkshire, RG1 1HE**





## GROUND FLOOR

**APPROXIMATE GROSS INTERNAL AREA**  
**589 SQ FT / 54.7 SQ M**

This plan has been drawn for illustrative and identification purposes only.