

Property ref: 180328

## Herbert Gardens, Theale, Reading, RG7 5GT

£1,650 PCM

**HASLAM'S**  
Lettings



A brand new two bedroom apartment set in the rural village of Theale, just a short walk from the village centre and station which provides connectivity to Reading town centre and London. The location provides easy access to independent cafés, pubs, and popular eateries.

West Berkshire Council tax band TBC.

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.

- Two double bedrooms; Master with en-suite shower room
- Further family-sized bathroom
- Fully fitted kitchen with appliances
- Gas central heating; EPC rating B
- Allocated parking
- Unfurnished; Managed by LANDLORD

### Available Now

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**



