Property ref: 33210

Yew Lane,
Reading, RG1 6DA

£1,150 PCM



Offered to the market is this charming split level maisonette, located in the sought after private Coley Park Farm development. This property offers the perfect blend of comfort, convenience and outdoor living being situated just steps from the Holy Brook river with countryside walks but also with excellent transport links and just a short distance from Reading town centre.
Reading Borough Council tax band B.

Available 10/11/2026

- Spacious one bedroom apartment; Private entrance
- Separate kitchen and living area
- Gas central heating; EPC rating C
- River views; One allocated parking space and visitor parking
- Beautifully maintained communal grounds
- Available furnished or unfurnished; 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
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.

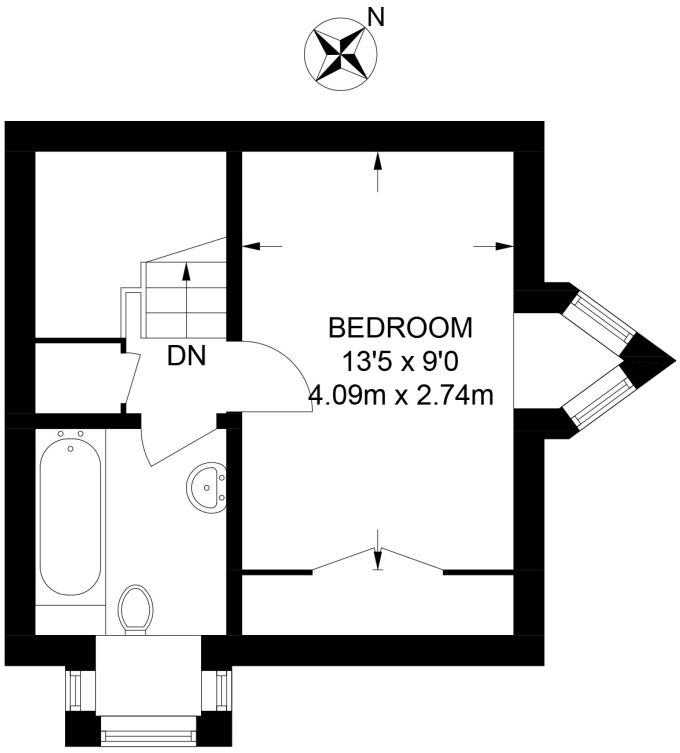
0118 960 1055
lettings@haslams.net www.haslams.net
Haslams Estate Agents Ltd, 159 Friar Street,Reading, Berkshire, RG1 1HE

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.

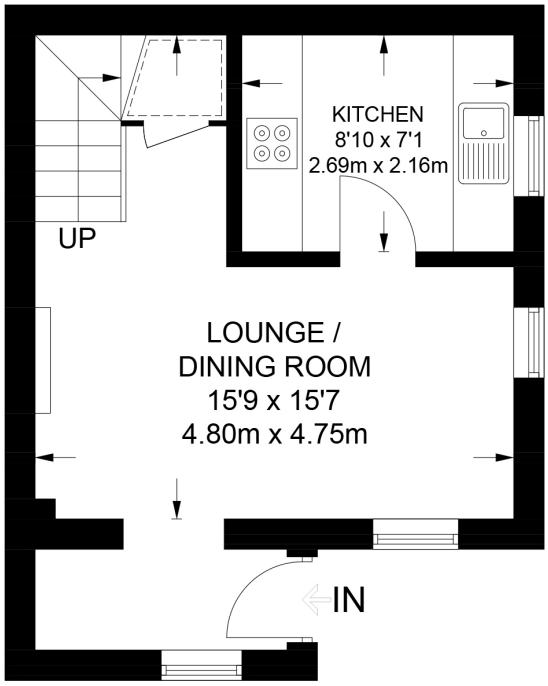






FIRST FLOOR
263 SQ FT / 24.4 SQ M



GROUND FLOOR
282 SQ FT / 26.2 SQ M

APPROXIMATE GROSS INTERNAL AREA
545 SQ FT / 50.6 SQ M

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