

Property ref: 105889

**Presentation Way,
Reading, RG30 3ET**

£2,200 PCM

HASLAMS
Lettings



A spacious & modern four bedroom detached family home, situated in a popular Taylor Wimpey development close to great schools & local amenities. The property boasts a fully fitted kitchen, a reception room with double doors to the garden, four bedrooms & two bathrooms split over three floors.

Reading Borough Council tax band E.

Total floor area approx. 106 square metres - floorplan to follow.

Available Now

- A modern four bedroom family home
- Two bathrooms on the upper floors & separate downstairs W/C
- Garden to rear; Two parking spaces
- EPC rating B; Gas central heating
- Close to local schools and amenities
- Unfurnished; Managed by LANDLORD

*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

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.

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lettings@haslams.net www.haslams.net

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

Water supply: Mains

Drainage info: Mains

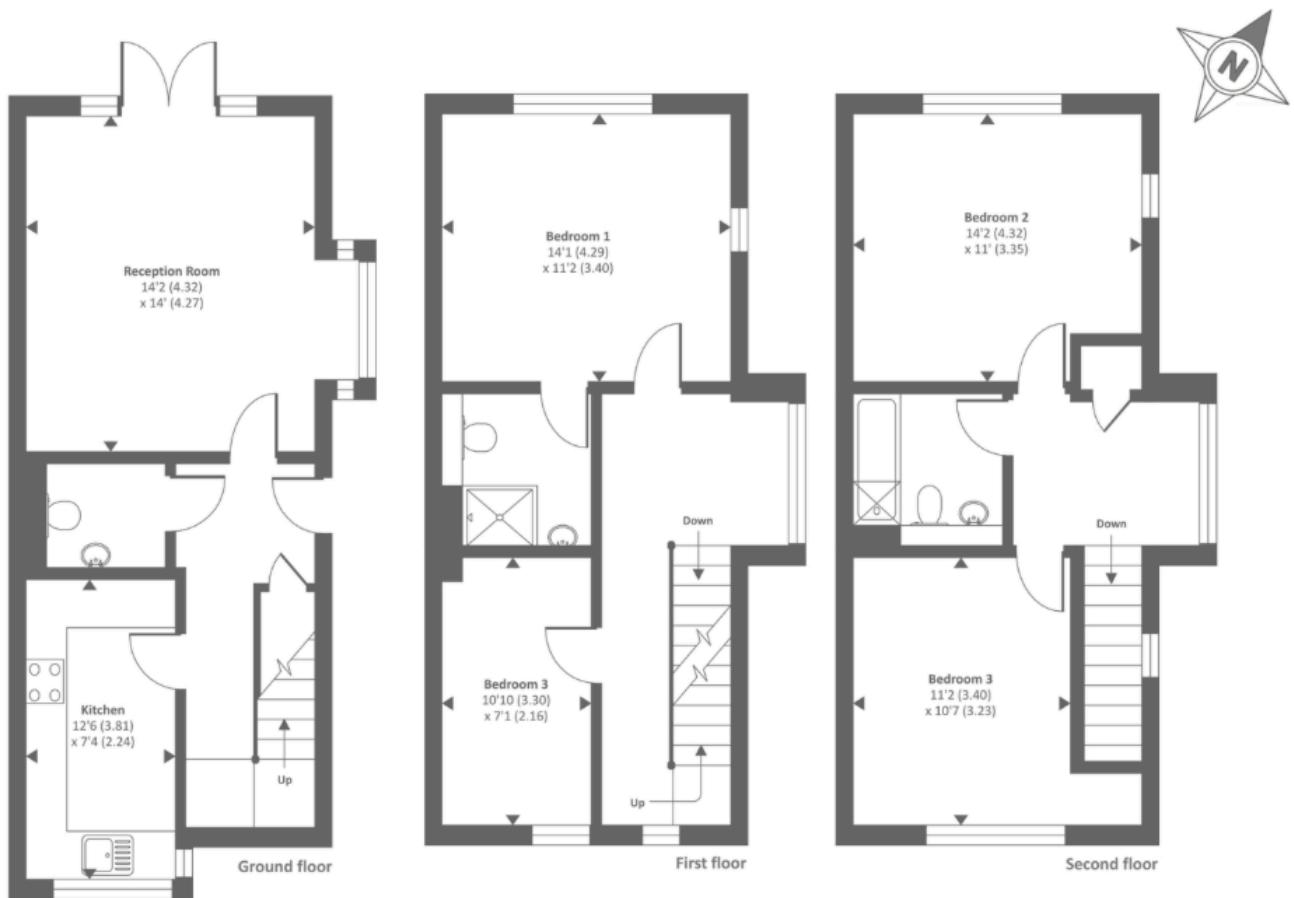
Electricity supply: Mains

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.







Approx. gross internal floor area 1321 SQFT / 122.7 SQM
Approx. gross external floor area 1566 SQFT / 145.4 SQM