

Property ref: 149328

**Canal Way,  
Reading, RG1 3HJ**

**£950 PCM**

**HASLAMS**  
Lettings



This unique, modern & spacious lower ground floor studio apartment can be found just by the River Kennet within a short walk of Reading town centre. The property is situated in a shared private landscaped courtyard offering some private outside space which is secure and quiet. Reading Borough Council tax band A.

**Available 10/04/2026**

- Studio apartment; Small fitted kitchen
- Bathroom with shower over the bath
- Electric heating; EPC rating C
- £275pcm on top of the rent to cover water, electric & heating
- Private parking space available for additional £50 per month
- Furnished; Managed by HASLAMS

\*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** [www.haslams.net](http://www.haslams.net)

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

Water supply: Mains

Drainage info: Mains

Electricity supply: Mains

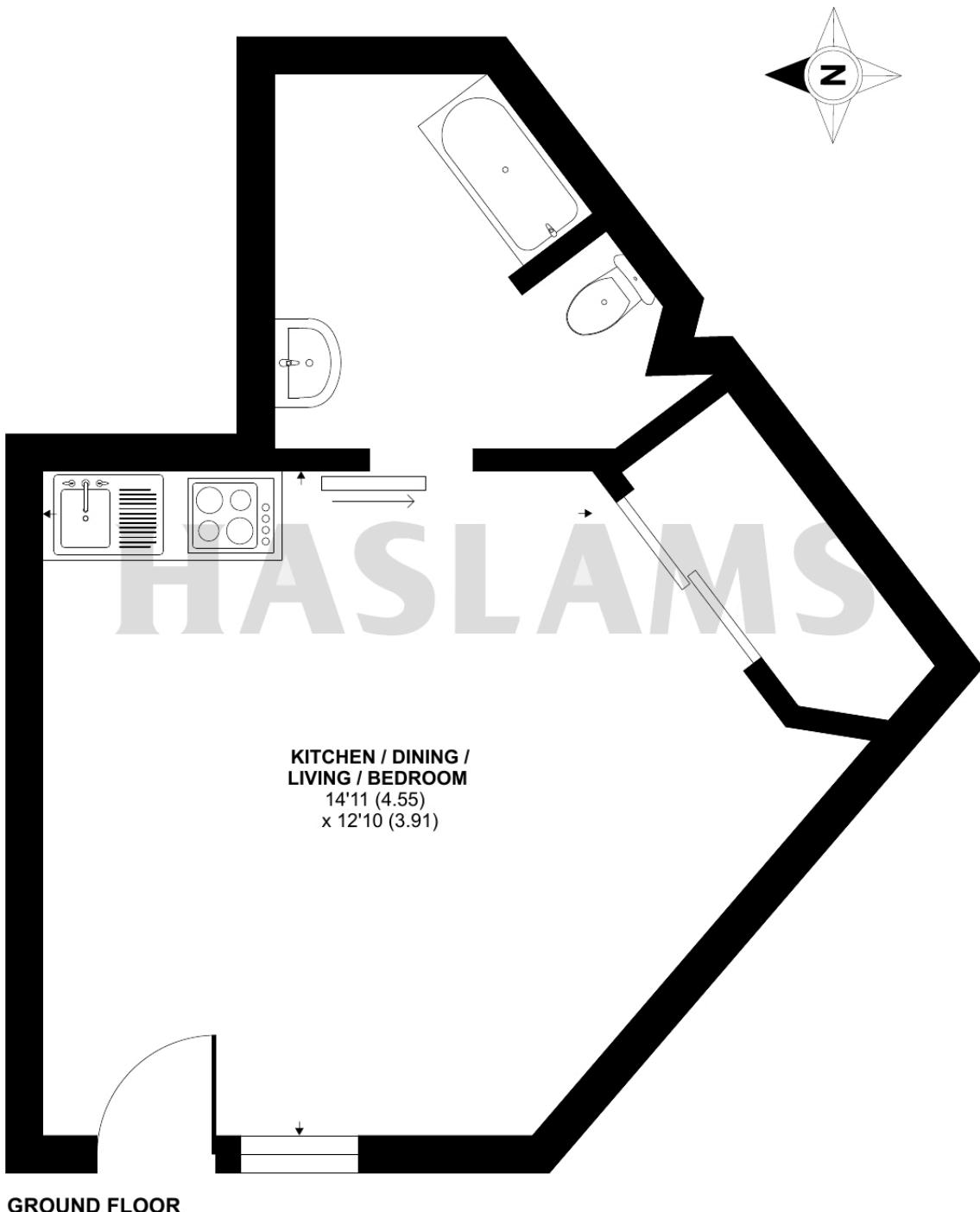
Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.



# Canal Way, Reading, RG1

Approximate Area = 316 sq ft / 29 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.  
Produced for Haslams. REF: 924189