

Property ref: 60944

## Marlborough Court, Reading, RG1 6PP

**£1,900 PCM**

**HASLAM'S**  
Lettings



A well presented link detached home located in a sought after cul-de-sac on the outskirts of the town centre which provides excellent transport links as well as being within walking distance of Reading mainline station and the Oracle complex.  
Reading Borough Council tax band E.

**Available 24/02/2026**

- Dual aspect open plan lounge/dining room with bay and patio doors to garden
- Well fitted kitchen with integrated appliances; Gas central heating
- Four bedrooms (three doubles); EPC rating E
- Utility room providing access to garage and garden; Off road parking
- Modern bathroom suite with separate shower cubicle
- Unfurnished; Managed by HASLAM'S

\*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](mailto: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

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.

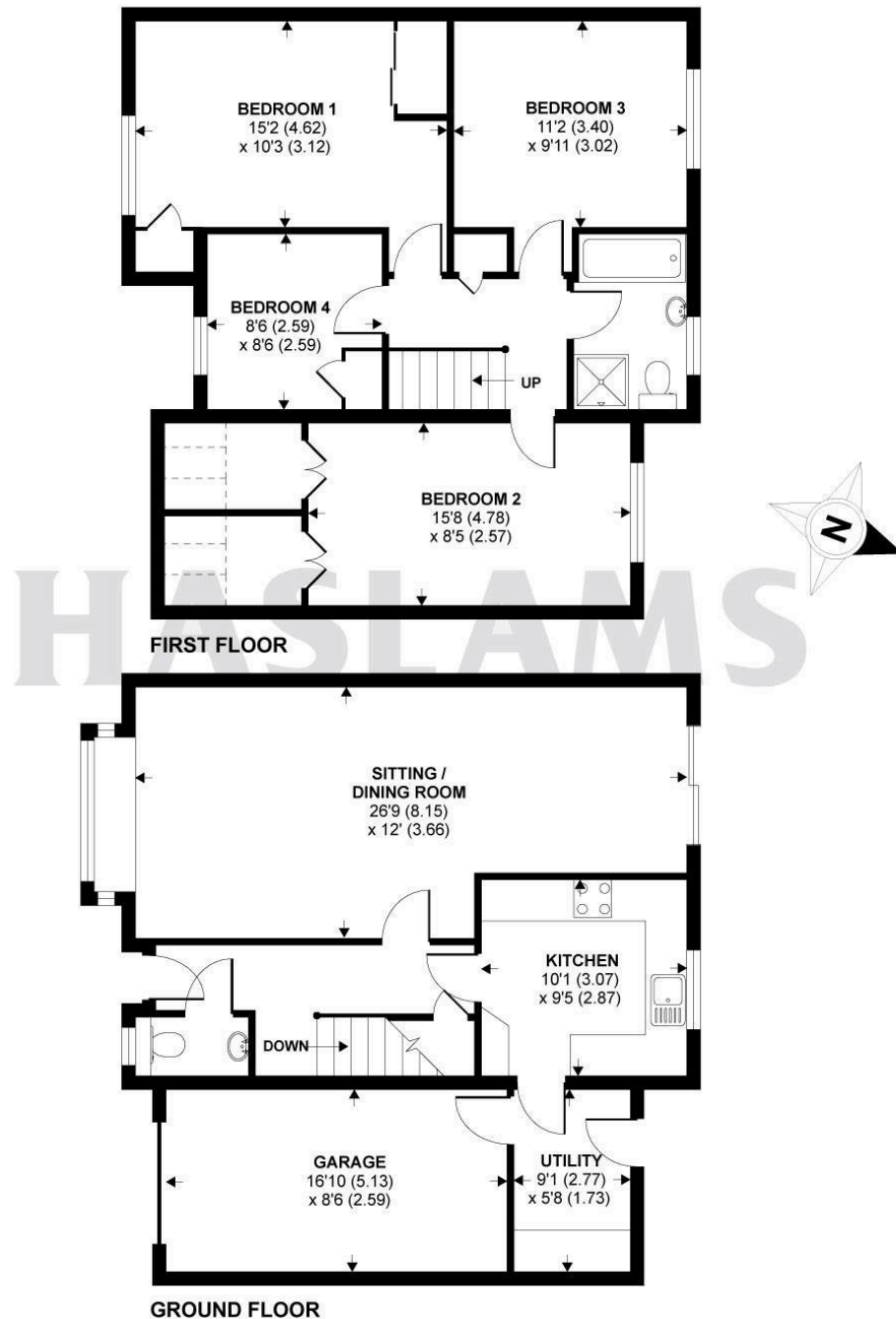






# Marlborough Court, Coley Avenue, Reading, RG1

APPROX. GROSS INTERNAL FLOOR AREA 1399 SQ FT 129.9 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2016 Produced for Haslams REF : 88280