

Property ref: 160772



## Talisman House, Kings Road Reading, RG1 4ES

**£1,650 PCM**



Two bedroom period apartment in central Reading available furnished. This second floor apartment benefits from spacious open plan living kitchen. Kitchen benefiting from modern appliances with a breakfast bar. Spacious living area with furniture, family shower room, two double bedrooms with generous fitted wardrobes, master bedroom with bath en-Suite. Allocated Parking. 15 minute walk to Reading Station. 10 minute walk to Royal Berkshire Hospital. Immediate access to main bus routes. Reading Council Tax Band C. EPC Rating D. Furnished

**Available 10/06/2026**

- Two Bedroom Apartment In Central Reading
- Spacious Living Room
- Modern Kitchen With Breakfast Bar
- 10 Minute Walk To Royal Berkshire Hospital/15 Minute Walk To Reading Train Station
- Allocated Parking/Immediate Access To Main Bus Routes
- Furnished

\*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.michael-hardy.co.uk](http://www.michael-hardy.co.uk)  
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 9776 776**

**[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk) [www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)**

**Michael Hardy Lettings, 9 Broad Street, Wokingham, , RG40 1AU**

Heating Type (Gas, Elec, communal boiler etc.): Gas Boiler

Water supply: Mains

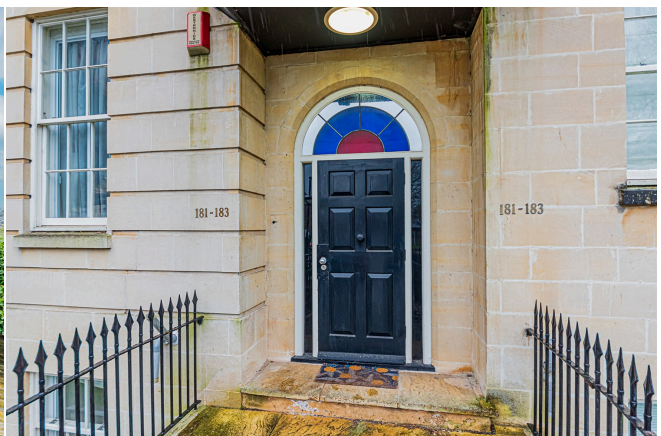
Drainage info: Mains


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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	60	60
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Kings Road, Reading

Approximate Gross Internal Area = 596 sq ft / 55.4 sq m



### THIRD FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1064633)  
Produced by BlueSky Estate Agency Services on behalf of Michael Hardy