

Property ref: 183790

## Coley Hill, Reading, RG1 6AE

**£1,750 PCM**

**HASLAM'S**  
Lettings



A very well presented two bedroom semi-detached home located in Reading town centre.

Reading Borough Council tax band TBC

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.

### Available Now

- Two double bedrooms
- En-suite shower room; Further family bathroom
- Fitted kitchen with appliances; Downstairs W/C
- Off road parking
- Gas central heating; EPC rating C
- Furnished; Managed by HASLAM'S

\*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](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.

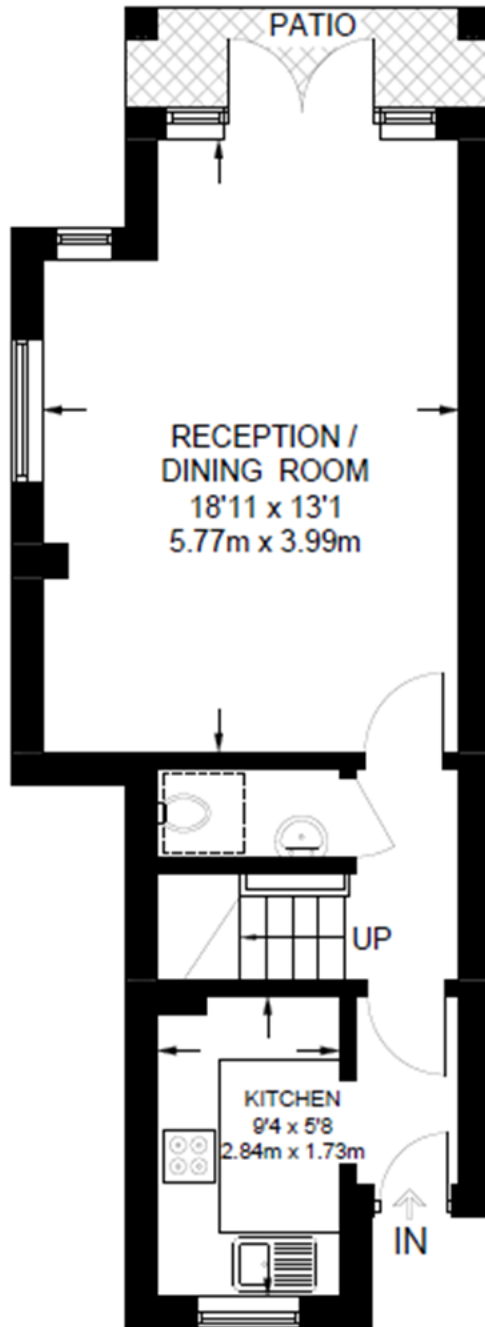
**0118 960 1055**

**[lettings@haslams.net](mailto:lettings@haslams.net) [www.haslams.net](http://www.haslams.net)**

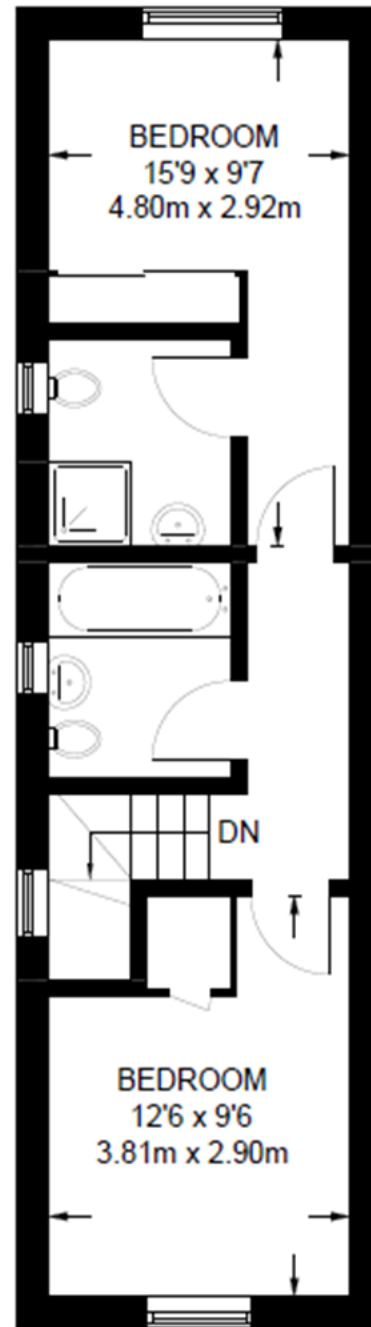
**Haslams Estate Agents Ltd, 159 Friar Street, Reading, Berkshire, RG1 1HE**







**GROUND FLOOR**  
**387 SQ FT / 36.0 SQ M**



**FIRST FLOOR**  
**371 SQ FT / 34.5 SQ M**

**APPROXIMATE GROSS INTERNAL AREA**  
**758 SQ FT / 70.5 SQ M**

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