

Property ref: 180095

Nightingale Way, Reading, RG30 1EZ

£1,550 PCM

HASLAM'S
Lettings



Situated within a well-regarded development to the west of Reading town centre, this fourth-floor apartment provides modern living with excellent local amenities close at hand. Reading West station, major bus routes, and a large supermarket are all within easy reach, with the Rivermead Leisure Complex also nearby. The apartment offers a well-proportioned open-plan living space with a fitted kitchen, leading to a south-facing balcony, ideal for enjoying outside space. There are two double bedrooms served by a family bathroom, and the property further benefits from an allocated space in the undercroft car park. The development features lift access, well-maintained communal areas, a residents' courtyard, and a communal roof terrace. Reading Borough Council tax band C.

- Two double bedroom, master with en-suite
- Fully fitted kitchen with integrated appliances
- Private balcony overlooking the courtyard; Gas central heating
- Lift access; Communal roof terrace
- Allocated parking; Unfurnished
- EPC rating B; Managed by HASLAM'S

Available Now

*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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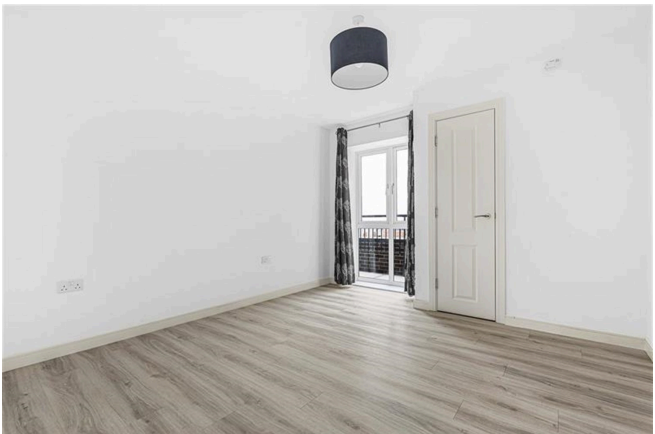
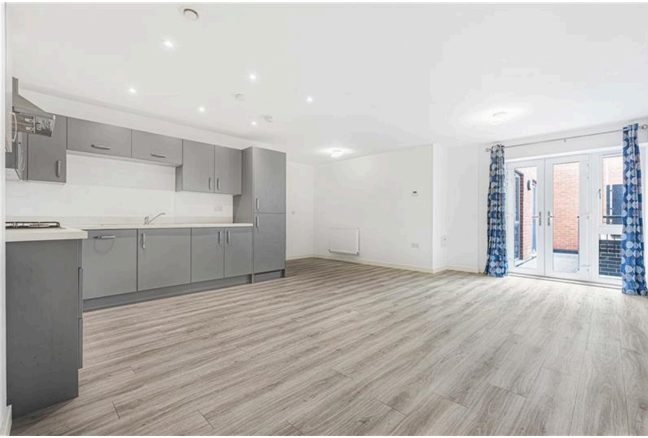
Water supply: Mains

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.





Approximate Gross Internal Area 795 sq ft - 74 sq m



Fourth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

