



## Rose Kiln Lane

, Reading, RG1 6SW

£1,275 Per Month



Available now in Admirals Court, Rose Kiln Lane in Reading, this newly refurbished two-bedroom flat is within walking distance to town centre and excellent transport links. property features a welcoming reception room, modern fitted kitchen and two bedrooms and a bathroom with a bath and electric shower over.

Situated close to the town centre, this flat benefits from easy access to a variety of shops, restaurants, and local amenities. The property falls under council tax band B, the windows are double glazed and the heating is electric with new style heaters. EPC is 76C. Viewings highly recommended.

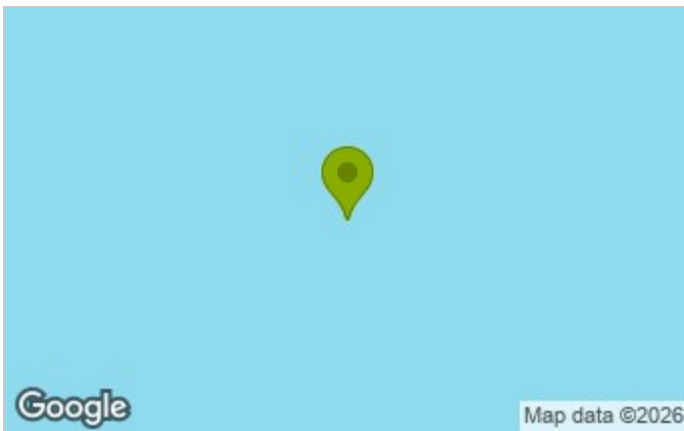
**PLEASE NOTE SUCCESSFUL APPLICANTS WILL HAVE TO PASS A CREDIT CHECK AND AN AFFORDABILITY TEST** Relevant letting and tenant protection information:

In addition to paying rent for the property, you may also be required to make the following permitted payments: Before the tenancy starts: Holding Deposit: 1 week's rent; and/or Deposit: 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent). During the tenancy: Payments to other third parties: such as Council Tax, utilities or payments for communications services; Default Charges: such as payments for the replacement of lost keys or interest on overdue rent; and Tenancy Transaction Charges: such as requests to vary or assign the tenancy.

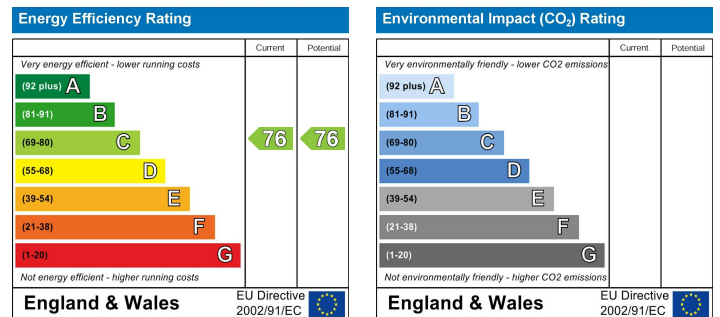




### Area Map



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.