Property ref: 175343

# The Botanics, Crown Lane, Reading, RG7 5FX

## £1,400 PCM



A well-presented one-bedroom ground floor apartment situated in the popular village of Theale which has a good range of local amenities, including shops, cafés, pubs, restaurants, a railway station, and easy access to the M4, making it popular with commuters.
The property offers comfortable and modern living accommodation, comprising a welcoming entrance, a bright reception room, a fitted kitchen, a good-sized bedroom and a contemporary bathroom. as well as a private patio area.
West Berks Council Tax Band B
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.

- Modern double bedroom apartment
- Ground floor, Private patio
- Fitted kitchen with appliances
- Modern bathroom; Allocated parking
- Situated in sought after village of Theale
- Furnished; EPC rating C

**Available 21/12/2026**

ıvill be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon ıt. 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.

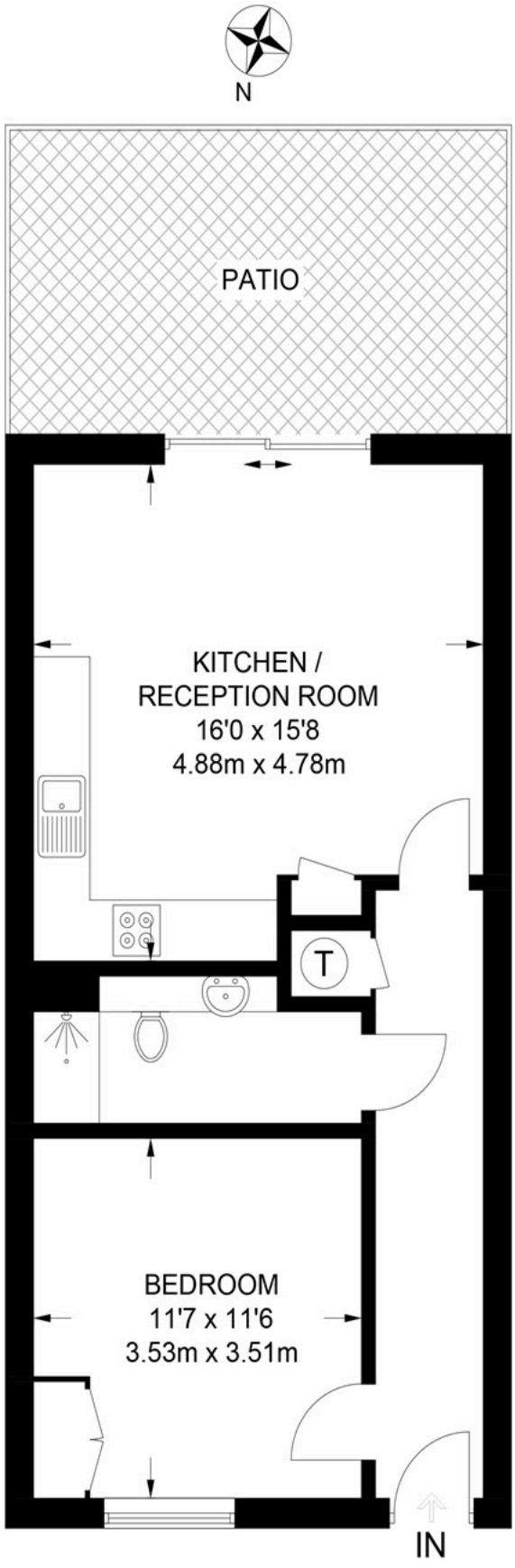
**0118 960 1055**
lettings@haslams.net www.haslams.net
**Haslams Estate Agents Ltd**, 159 Friar Street,Reading, Berkshire, RG1 1HE










# GROUND FLOOR

**APPROXIMATE GROSS INTERNAL AREA**
**532 SQ FT / 49.4 SQ M**

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