

Property ref: 182394

## Waverley Road, Reading, RG30 2QH

£625 PCM

**HASLAM'S**  
Lettings



ALL BILLS INCLUDED. A lovely first floor double room available immediately, fully furnished and ready to move in. The property is located just to the West of Reading town centre and within walking distance of Reading West train station.

Reading Borough Council Tax Band C - included in the rent.

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

- Double room in a house share (single occupancy only)
- Utilities, council tax and Wi-Fi included in the rent
- Shared bathroom (with 1 other room); Gas central heating
- Communal kitchen with white goods, shared between five rooms
- Large rear garden; On-street parking; EPC rating D
- Furnished; Managed by LANDLORD

\*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.

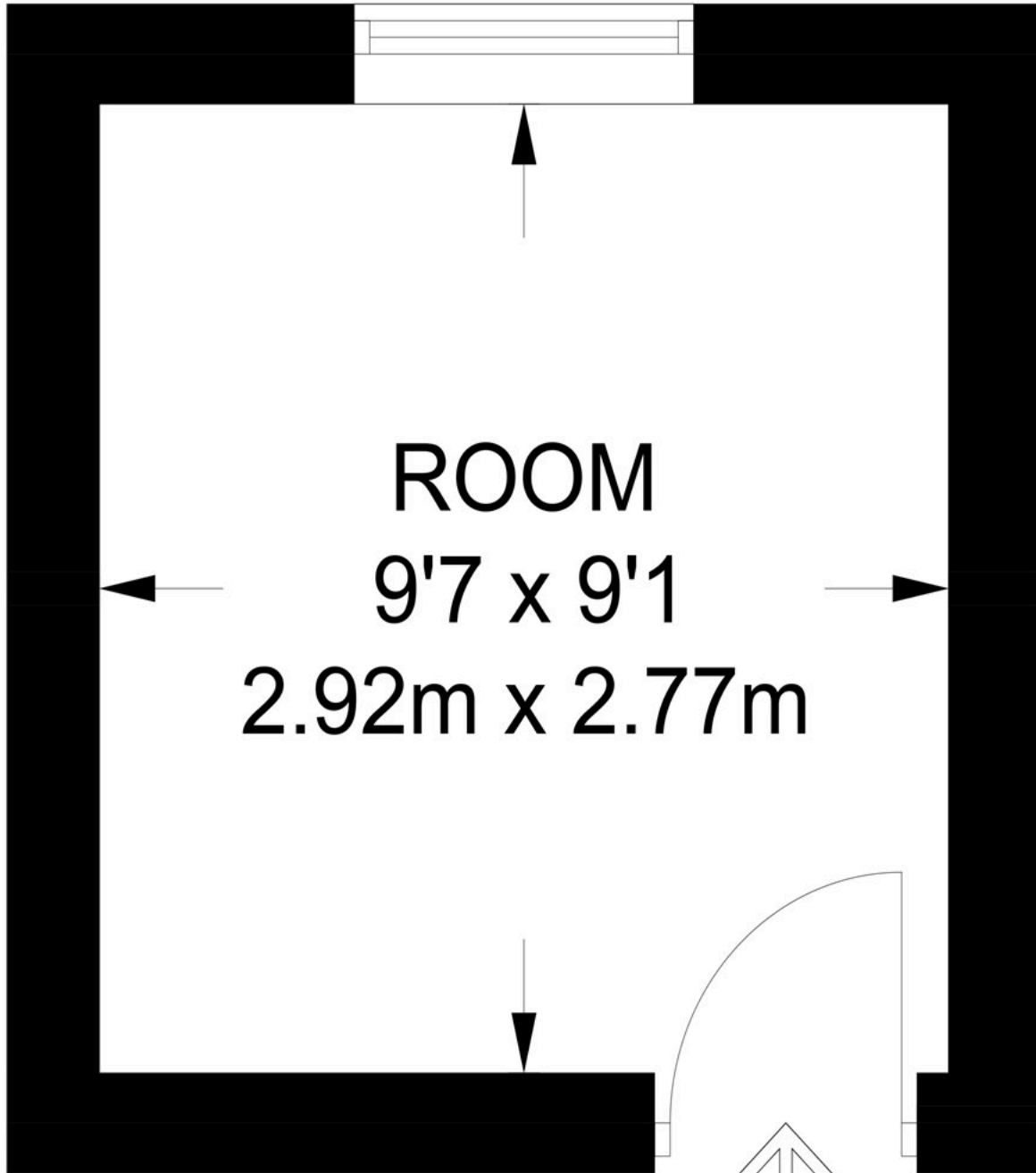
**0118 960 1055**

**[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**







# IN

# FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA**  
**87 SQ FT / 8.1 SQ M**

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