

2 Bed Ground Maisonette In Halpin Close Calcot, Reading, RG31 4RA

£1,380 Monthly





SHORT DESCRIPTION

Property Ref: 15861 2 beds ground floor maisonette to rent in Halpin Close RG31 £ 1,380 pcm A well-presented ground floor maisonette ubicated in a sought-after location with easy access to Reading Town Centre, local amenities, and transport links. Key features: • No agency fees • Two bedrooms ground floor maisonette • 1 bathroom • Unfurnished with kitchen appliances • Spacious living areas • Gas Central Heating and double glazed • Driveway parking • Garage • Front and rear gardens • Cul-de Sac location 59 m² Walking distance to big Sainsbury Supermarket, Ikea, Boots, Mac Donald's, Sport Direct and Pure Gym. Linear Park Holybrook accessible by foot Available the first week of December 2025 Please note: Successful applicants will have to pass a credit check and an affordability test. The affordability criteria is at 2.5 the monthly rental amount. This can be from working income, benefits, and pensions, or a combination of all three. Property Type: Ground Maisonette Full Renting price: £1380.00 Pricing Options: Fixed Price Tenure: 6 months Council tax band: C EPC rating: D Measurement: 635.071 sq.ft. Outside Space: Front Garden, Rear Garden, Patio Parking: Garage, Driveway, Private Heating Type: Double Glazing, Gas Central Heating -----

- 2
Bed Room(s)
- 1
Bath Room(s)
- 1
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Ground-floor flat
Total floor area	59 square metres

Rules on letting this property

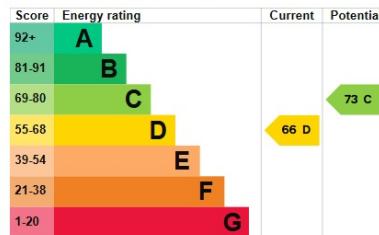
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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