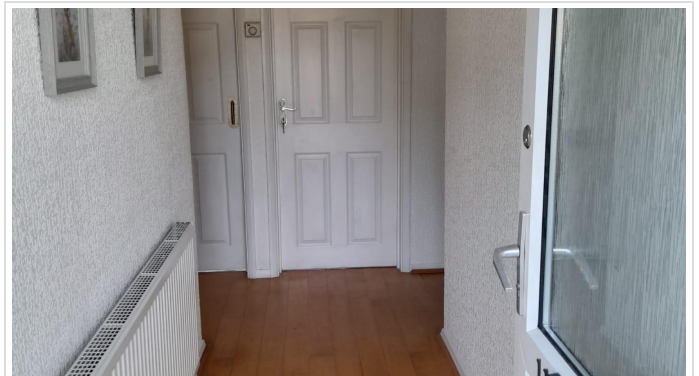


2 Bed Ground Maisonette In Halpin Close Calcot, Reading, RG31 4RA

£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 -----



Bed Room(s)



Bath Room(s)



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

Illustrations are for identification purposes only and are not to scale.
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

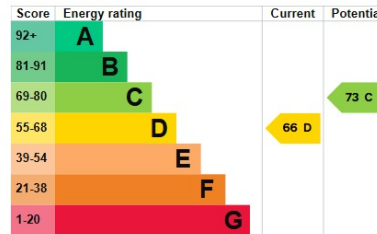
Properties can be let if they have an energy rating from A to E.

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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