

**Northfield Road
, READING, Berkshire RG1 8AH**

£900 PCM

NEA LETTINGS: ****RENT INCLUSIVE OF BILLS**** This is a stylish, well designed, house share over three floors in central Reading. Within a short walk to Reading mainline train station and the shops and restaurants of Reading town centre. Designed to suit the lifestyles of working professionals, the house has undergone a full refurbishment and is finished to a high standard. All other housemates will be working professionals who like a well-maintained, high quality, sociable and friendly house. A communal cleaner will attend every 2 weeks. High speed Wi-Fi is available throughout the house and TV aerial points in each bedroom. All rooms are ensuite and the house is fully furnished and equipped with kitchen appliances, flooring and furniture; all you will need is your suitcase. Megaflo with permanent high pressure hot water. Communal rear garden. Price includes all bills (excluding TV Licence). Single occupancy only.

DISCLAIMER: These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

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- NEA Lettings
- Room in shared house
- Furnished
- Rear garden
- EPC rating D
- Central Reading
- Ensuite
- Modern kitchen
- Rent Includes bills
- Available 15th May

Room Six & ensuite



Shared garden with patio area and lawn.

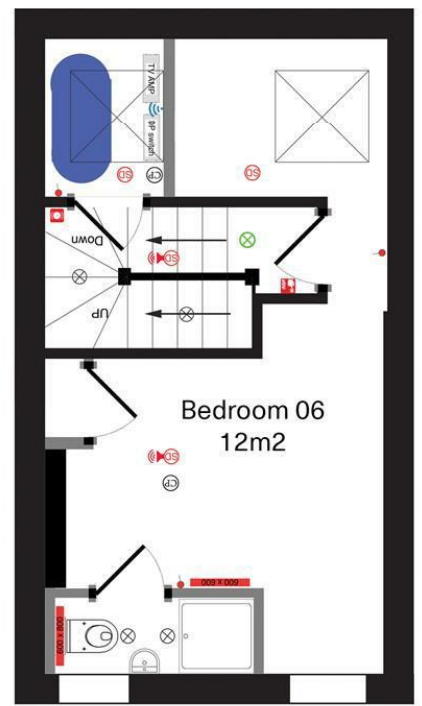
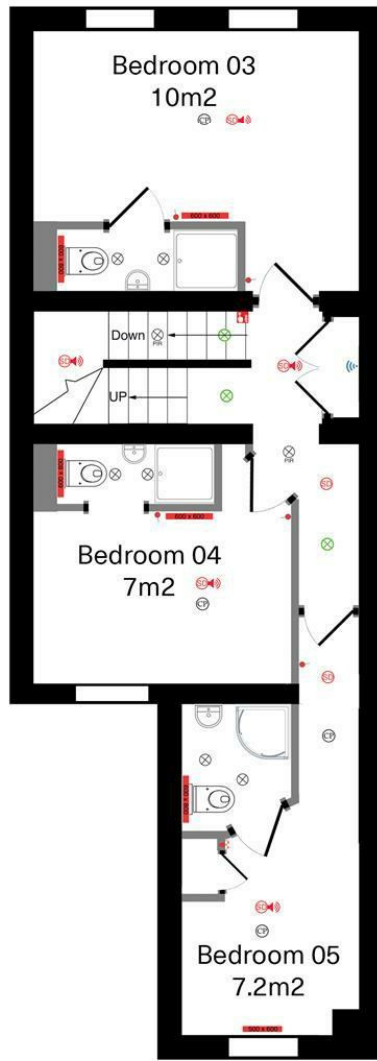
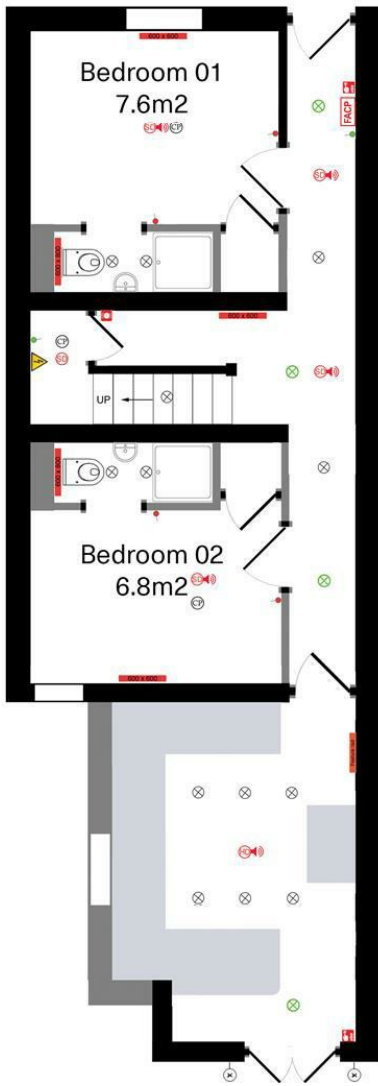
Carpeted large double ensuite room at the rear of property on the top floor. Furniture includes double bed, built in wardrobe, two bedside cabinets, chest of drawers, desk and chair. The ensuite has a shower cubicle, WC, sink and heated towel rail.

Shared kitchen



Fully fitted communal kitchen/breakfast room with breakfast area. Wall mounted TV, washing machine and tumble dryer, American style fridge & freezer.

Garden



| Energy Efficiency Rating | |
|-----------------------------------------------------------------|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 81 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |
| England & Wales | |
| Environmental Impact (CO ₂) Rating | |
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | 76 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | |
| England & Wales | |

