



Cintra Close Reading, Reading, Berkshire RG2 7AL

£750 PCM

NEA LETTINGS: ****RENT INCLUSIVE OF BILLS**** Single occupancy only. This is a high quality house share in central Reading, within walking distance to the town centre and Reading mainline station. Designed to suit the lifestyles of working professionals, the house is finished to a high standard, is fully furnished and equipped with appliances, flooring and furniture; all you will need is your suitcase. Rooms are comfortable and are fully furnished with bed, wardrobe, bedside cabinet and chest of drawers. All other housemates will be working professionals who like a well-maintained, high quality, sociable and friendly house. Wi-Fi is available throughout the house with Freeview HD. ****Price includes all bills except TV Licence. No allocated parking. EPC Rating D.**

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.

Cintra Close, Reading, Berkshire RG2 7AL

- NEA Lettings
- Reading
- Ensuite Room in shared house
- Walking distance to Royal Berks Hospital and Reading mainline station
- Fully furnished
- ALL BILLS INCLUDED**
- Wi-fi available
- Shared Rear Garden
- EPC Rating D
- Available 8th May

Bedroom & ensuite



A good sized office with double glazed windows to the front, radiator, carpeted. Desk, chair and filing cabinet included in the room. This room can be let to one of the existing tenants at a cost of £100pcm

Single occupancy. A large room with double glazed windows overlooking the garden, allowing plenty of natural light, carpeted with two radiators, door to ensuite. The furniture in the room includes a double bed, 2 bedside cabinets, a desk and chair, a wardrobe and mirror. Modern stylish ensuite comprising of shower cubicle with chrome wall mounted fittings, low level WC, wash basin with mixer tap, chrome heated towel rail, ceiling lights and extractor.

Kitchen

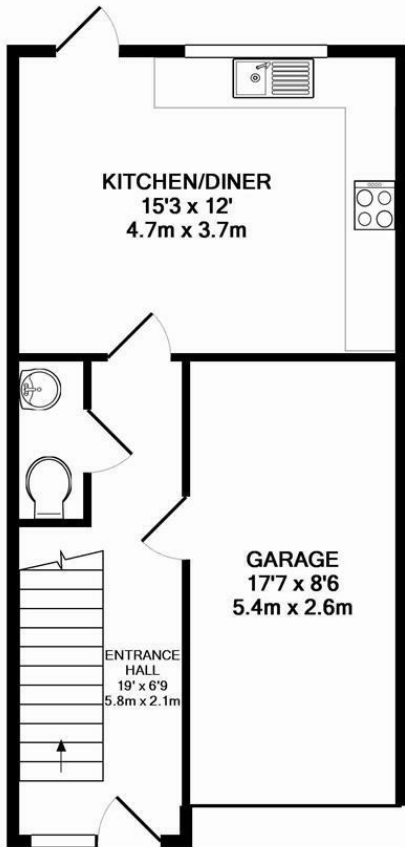


The fully equipped kitchen is both modern and stylish with ample wall and base units, roll top work surfaces inset stainless steel sink and drainer, 4 ring gas hob, double oven, extractor, washing machine, dishwasher, tumble drier, large fridge freezer. Double glazed door and windows overlooking the garden, wall mounted TV, ceiling spotlight, tiled floor and tiled splash backs. The kitchen is supplied with crockery, cutlery plates, cups, glasses and pots and pans. The dining area has table and chair and the garden is perfect for summer bar-beques.

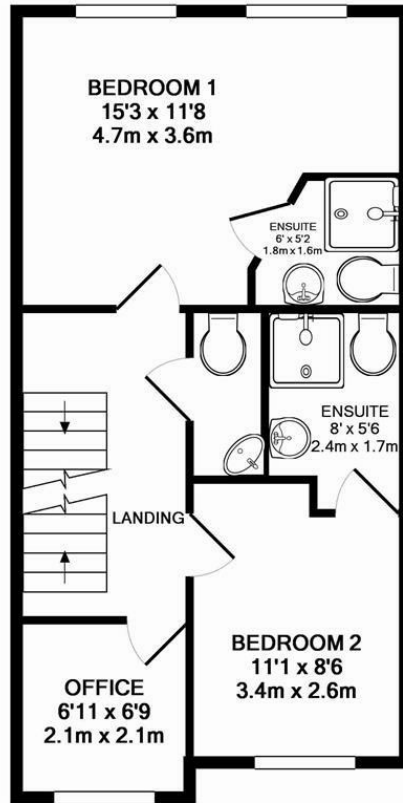
Garden

A paved garden ideal for summer entertaining, access from the kitchen.

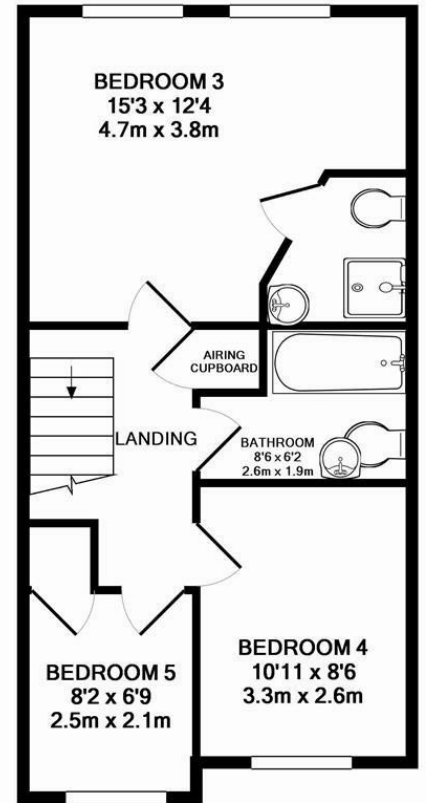
Office - possible option to rent



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	67
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	63
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

