



**Oxford Road  
West Reading, Reading, Berkshire RG30 1AU**

**£1,025 PCM**

NEA LETTINGS: This is a stylish, well designed, brand new house share over three floors on the Oxford Road, Reading. Within a very short walk to West Reading train station and with shops and restaurants on your doorstep. 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. Locked storage available for each room. Price includes all bills (excluding TV Licence). Single occupancy only. Parking may be available on a first come basis for an additional £50pcm. 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.

## Oxford Road, Reading, Berkshire RG30 1AU

- NEA Lettings
- Room in shared house
- Close to shops and restaurants
- Option for parking at £50pcm (if available)
- EPC Rating D
- Reading
- Furnished
- Communal kitchen
- Price includes all bills
- Available immediately

### ROOM ONE



A carpeted double room at front of the property with ensuite shower room. Furniture includes a double bed, bedside cabinet, desk & chair, set of shelves, chest of drawers and wardrobe.

### ROOM ONE ENSUITE

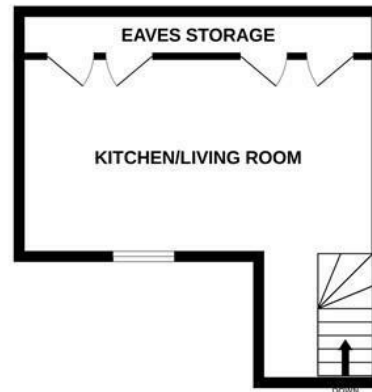
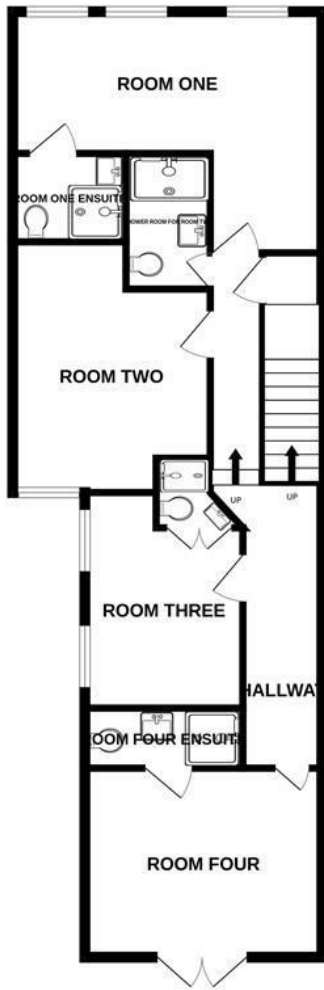


Ensuite shower room with cubicle shower, sink, WC and heated towel rail

### COMMUNAL KITCHEN



One the top (2nd) floor is a communal kitchen and living space with dining table and chairs & sofa. Appliances include washing machine, dishwasher, under counter fridge and freezer. Each room has a lockable storage cabinet in the eaves, suitable for storage large items such as a suitcase.



**NEA**  
 NICHOLAS ESTATE AGENTS  
*Sales & Lettings*

HMO

TOTAL FLOOR AREA : 1152sq.ft. (107.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	55
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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