



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

£800 PCM

NEA LETTINGS: 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 brand new appliances, flooring and furniture; all you will need is your suitcase. Megaflow with permanent high pressure hot water. Communal rear garden. Price includes all bills (excluding TV Licence). Single occupancy only. EPC Rating D.

DISCLAIMER: These particulars are intended as a general guide only and do not form part of any contract or offer. Whilst every effort has been made to ensure the accuracy of the information provided, NEA Lettings cannot guarantee that all details are complete or free from error. Any photographs, videos, floor plans and other marketing material are believed to provide a fair representation of the property at the time they were produced. If you choose to make an offer without first undertaking a physical viewing, you should ensure that you have carried out all necessary investigations and are satisfied that the property meets your requirements before proceeding.

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- NEA Lettings
- Room in a Shared House
- Furnished
- Rear Garden
- EPC Rating D
- Central Reading
- Ensuite
- Modern Kitchen
- Includes All Bills
- Available 7th October

Room One

Carpeted bedroom on the ground floor of the property with a window to the front of the house, a sliding door into the ensuite, and a built-in wardrobe. Furniture includes a double bed, two bedside cabinets, a desk and chair, a full-length mirror, and a wall-mounted TV.

Ensuite

The ensuite has a shower cubicle, WC, sink with mirror cabinet over, and a 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

Shared garden with patio area and lawn. Table, chairs and parasol are provided.



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	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
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	50	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

