



**Vastern Road
, Reading, Berkshire RG1 8DJ**

£995 Per Calendar Month

NEA LETTINGS: Ideally located just a short walk from Reading mainline station is this well-presented six-bedroom house share. All bedrooms benefit from their own en-suite facilities, alongside a modern shared kitchen. Room 6 is the largest room in the property and occupies the entire second floor, offering excellent space and a good level of privacy. An ideal option for those looking for a spacious room within a well-located professional house share. 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.

Vastern Road, Reading, Berkshire RG1 8DJ

- NEA Lettings
- Room in shared house
- Ensuite
- Bills included
- EPC Rating D
- Reading
- 2nd floor
- Furnished
- Short walk to Reading mainline station
- Available 26th August

Room 6



A carpeted dual aspect bedroom which runs across the 2nd floor of the property. Furniture includes double bed, 2 x bedside cabinets, desk and chair and one armchair.

Ensuite



Shower, WC & sink

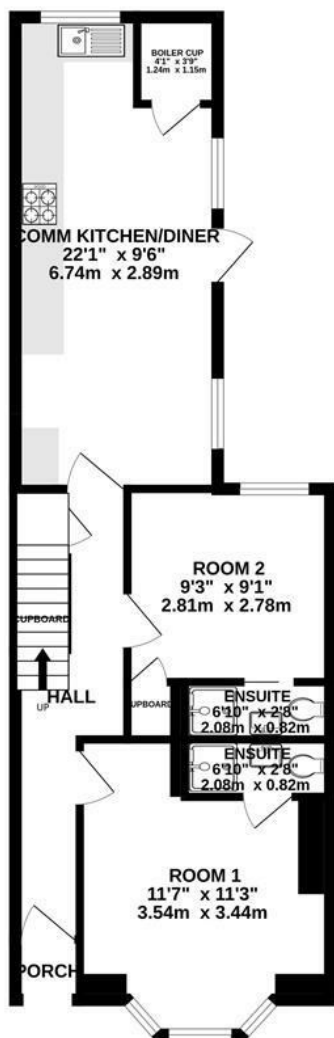
Communal kitchen



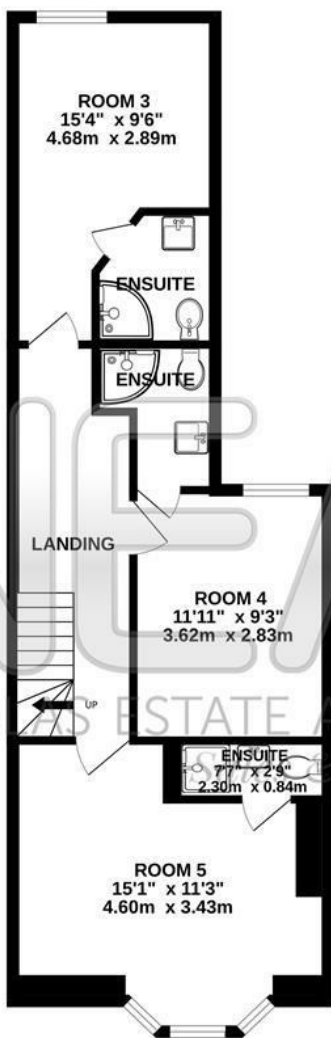
Hallway



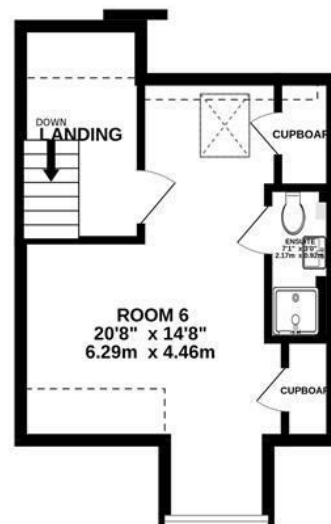
GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



2ND FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 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) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		
(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		

