



**St. Georges Road
, Reading, Berkshire RG30 2RH**

£900 PCM

NEA LETTINGS: We are delighted to present this beautifully refurbished property, finished to an excellent standard throughout. The accommodation comprises just four spacious double rooms, each benefiting from a contemporary en-suite shower room, providing a high level of comfort and privacy. The property further offers a stylish shared kitchen and a well-maintained garden, with a washing machine and tumble dryer included for residents' convenience.

Ideally positioned within easy walking distance of Reading West Train Station, the property also enjoys excellent public transport connections. Rent is inclusive of all bills and high-speed WiFi, excluding the BBC TV licence. Single professional occupiers 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.

St. Georges Road, Reading, Berkshire RG30 2RH

- NEA Lettings
- Room in shared house
- Furnished
- Communal garden
- EPC Rating D
- Reading
- Ensuite
- Communal kitchen - washing machine & tumble drier
- Bills included in monthly rental
- Available immediately

Room Three



Situated at the front of the property on the first floor, this well-proportioned double bedroom benefits from attractive wood-effect flooring and a private en-suite. The room benefits from a small fridge.

Room Three ensuite



The en-suite is a stylish, modern marble-effect bathroom featuring a cubicle shower, WC, wash basin, and heated towel rail.

Communal kitchen

Situated on the ground floor, the modern communal kitchen is fitted with a sink, oven, and fridge freezer, with each tenant provided their own dedicated storage cupboard.

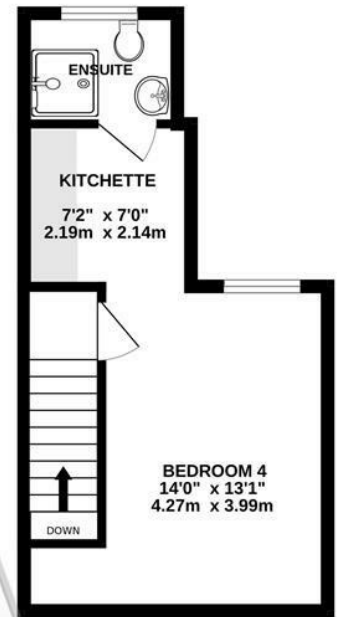
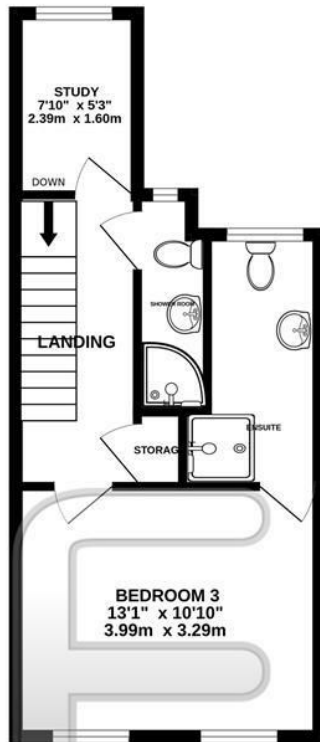
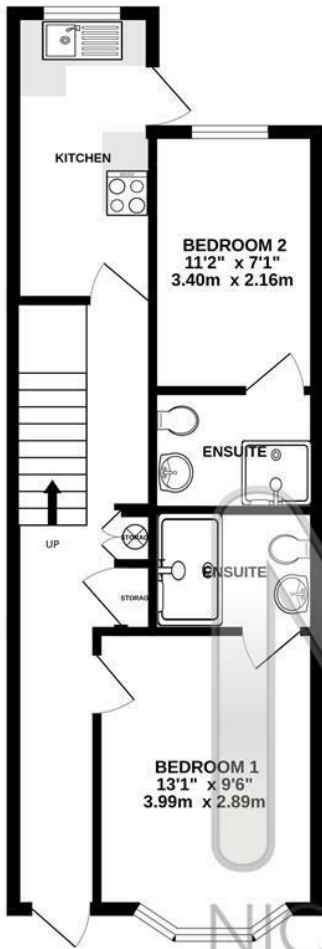
Communal space

The ground floor includes a cupboard with a shared washing machine and tumble dryer. On the first floor, tenants can enjoy a shared study/sitting room and a shower room. To the rear is a shared garden.

GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.

2ND FLOOR
265 sq.ft. (24.7 sq.m.) approx.



NEA
NICHOLAS ESTATE AGENTS
Sales & Lettings

TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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.
Made with Metropix ©2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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		72
(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		

