

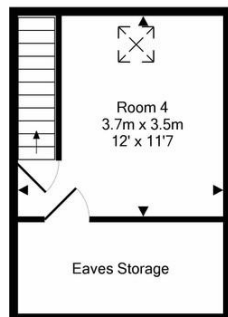
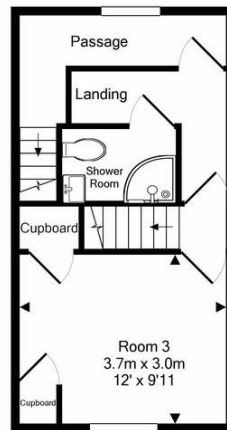
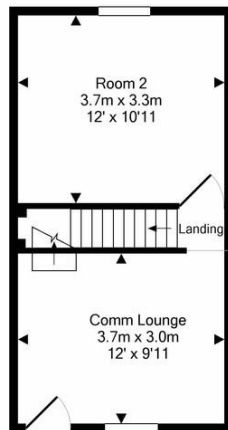
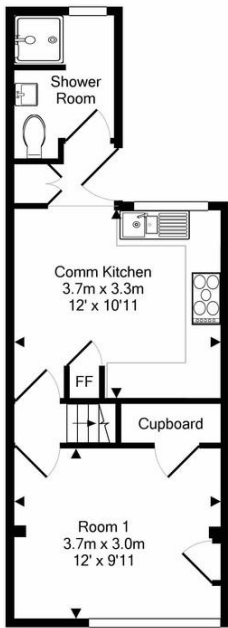


23 Alpine Street  
, Reading, Berkshire, RG1 2PY

£650 pcm

# Property Summary

Pillar Properties - 'Effortless Living' - Is proud to offer this top quality four bedroom shared house with a separate communal room. Two rooms share a shower room. There is a shower room on the basement floor and another on the first floor. This is a strictly PROFESSIONAL house (\*\*Academic students considered) and



Ground Floor  
Approx. Floor  
Area 32.0 Sq.M.  
(344 Sq.Ft.)

1st Floor  
Approx. Floor  
Area 26.0 Sq.M.  
(280 Sq.Ft.)

2nd Floor  
Approx. Floor  
Area 26.1 Sq.M.  
(280 Sq.Ft.)



Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	85

- Double room with shared shower room
- Shower room on same level as room
- All bills included + Wi-Fi
- Fully furnished
- Separate communal lounge
- Large kitchen/breakfast room
- Communal rear garden
- Finished to a high standard
- Walking distance to Reading Town Centre

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**SPAREROOM.co.uk**

**PRS** Property Redress Scheme

**mydeposits.co.uk**

**CMP** Client Money Protect

c/o Kirkpatrick and Hopes Ltd, Merlin House  
Brunel Road  
Reading

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hello@pillar.properties  
07468529075

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements