

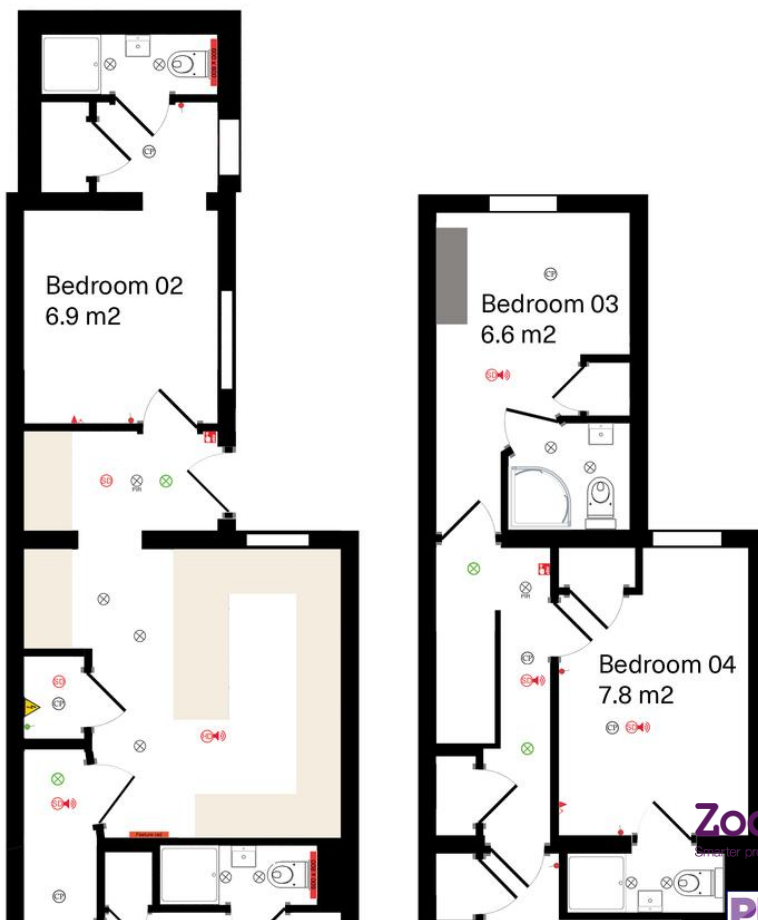


46 Swansea Road  
, Reading, Berkshire, RG1 8HA

£725 pcm

# Property Summary

Pillar Properties - 'Effortless Living' - Is proud to offer this top quality five bedroom shared house. ALL rooms are en-suite. This is a strictly PROFESSIONAL house (\*\*Academic students considered) and the room is available immediately. ALL BILLS ARE INCLUDED. Fully fitted kitchen/communal with wall mounted SMART



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	A		92-100	A	
81-91	B		81-91	B	
69-80	C		69-80	C	63
55-68	D		55-68	D	
39-54	E	54	39-54	E	47
21-38	F		21-38	F	
1-20	G		1-20	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

- En-suite double room
- Shared house with shared facilities
- All bills included + Wi-Fi
- Fully furnished throughout
- Beautiful kitchen/communal area
- Communal rear garden
- Finished to a high standard
- Walking distance to Reading Town Centre
- Walking distance to Reading Mainline Station

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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