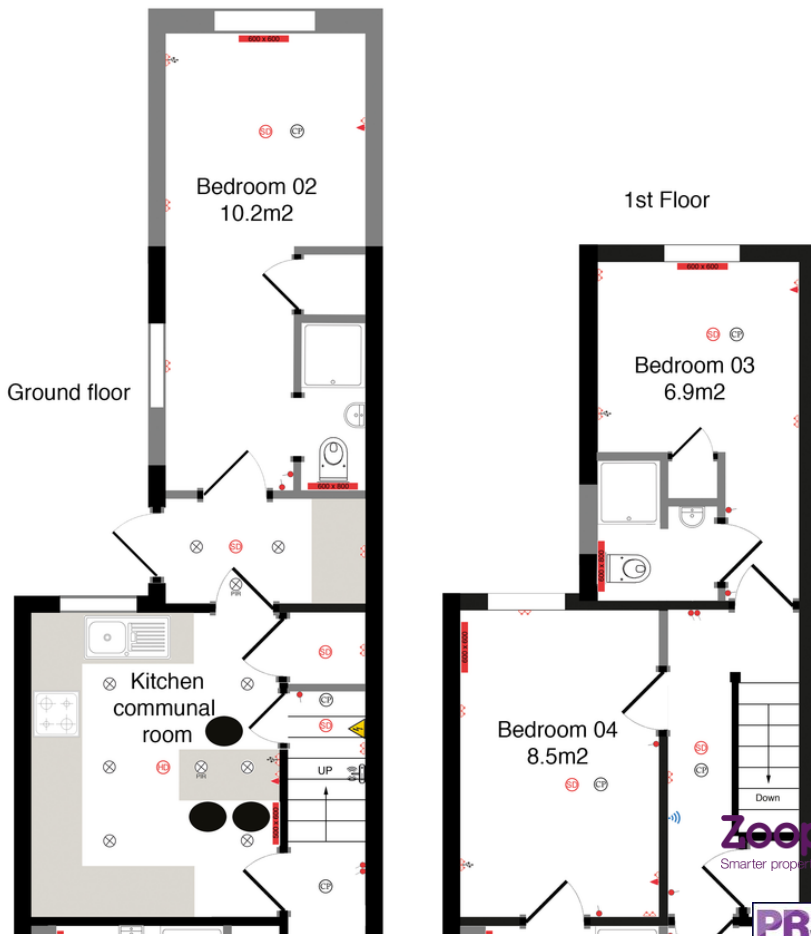


35 Newport Road  
, Reading, Berkshire, RG1 8EA

£750 pcm

# Property Summary

Pillar Properties - 'Effortless Living' - Is proud to offer this super top quality DOUBLE room with its own EXCLUSIVE EN-SUITE SHOWER ROOM in a strictly PROFESSIONAL house (\*\*Academic students considered) The rooms are available immediately and ALL BILLS ARE INCLUDED. Fully fitted kitchen/breakfast with wall



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	85
55-68	D	68	55-68	D	
39-54	E		39-54	E	
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	

- Double en-suite room
- Shared house with shared facilities
- Fully furnished throughout
- All bills included + Wi-Fi
- Large fitted kitchen/communal area
- Communal rear garden
- Finished to an exceptionally high standard
- Walking distance to Caversham Village



Eastley House  
Brightwalton  
Newbury  
Berkshire  
RG20 7DE

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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