

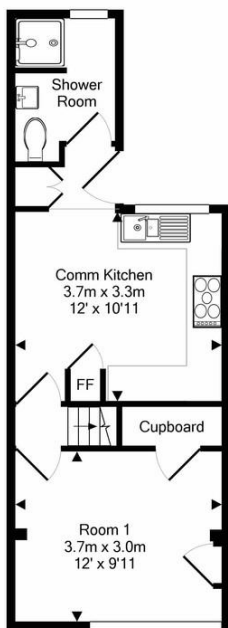


23 Alpine Street
, Reading, Berkshire, RG1 2PY

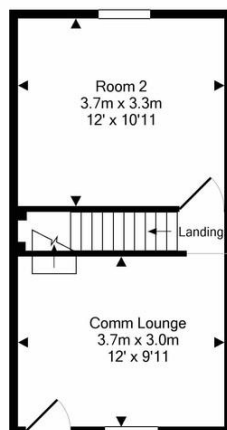
£495 pcm

Property Summary

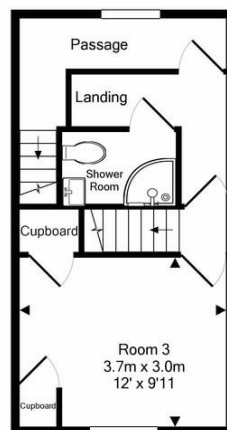
Pillar Properties - 'Effortless Living' - Is proud to offer this top quality four bedroom shared house with a separate communal room. Two rooms share a shower room. There is a shower room on the basement floor and another on the first floor. This is a strictly PROFESSIONAL house (**Academic students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



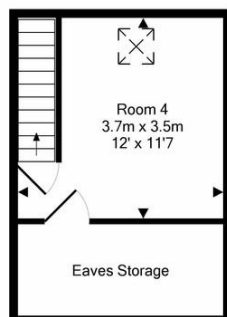
Ground Floor
Approx. Floor
Area 32.0 Sq.M.
(344 Sq.Ft.)



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 ₂) Impact Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A		87	(92-100) A		85
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

- 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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PRS Property Redress Scheme

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CMP
Client Money Protect

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Hopes Ltd, Merlin
House
Brunel Road
Reading

www.pillar.properties
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