



14 Wantage Road  
, Reading, Berkshire, RG30 2SE

£725 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 room is available immediately and ALL BILLS ARE INCLUDED. Fully fitted kitchen/communal with wall



Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) A		79	(92-100) A		74
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	64		(55-68) D	50	
(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 Kitchen/Communal area
- Communal rear garden
- On road permit & off road parking
- Walking distance to Reading West
- Close to public transport links

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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