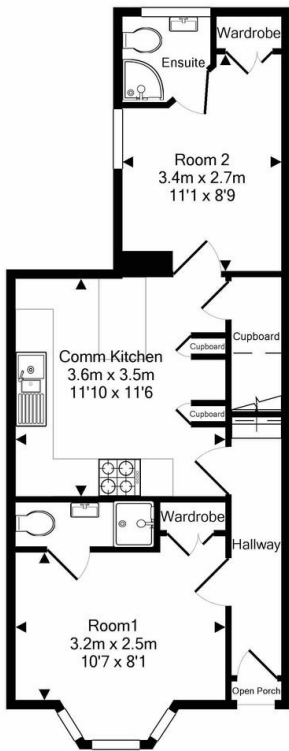


76 Curzon Street  
, Reading, Berkshire, RG30 1DA

£670 pcm

# Property Summary

Pillar Properties 'Effortless Living' - Is proud to offer this 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/breakfast with wall mounted SMART



Ground Floor  
Approx. Floor  
Area 42.2 Sq.M.  
(454 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 41.7 Sq.M.  
(449 Sq.Ft.)  
Total Approx. Floor Area 83.9 Sq.M. (903 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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>		88
81-91 <b>B</b>			81-91 <b>B</b>		69
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		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- Double en-suite shower room
- Shared house with shared facilities
- All bills included + Wi-Fi
- Fully furnished throughout
- Communal kitchen/dining area
- Communal rear garden
- Walking distance to Reading West
- Walking distance to Town Centre
- Finished to a high standard
- First to view will reserve!

Zoopla

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PRS Property Redress Scheme

mydeposits.co.uk

CMP Client Money Protect

Eastley House  
Brightwalton  
Newbury  
Berkshire  
RG20 7DE

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