



22 Norfolk Road  
, Reading, Berkshire, RG30 2EE

£675 pcm

# Property Summary

Pillar Properties - 'Effortless Living' - Is pleased to offer this beautiful double room available immediately, fully furnished with a double bed, a Smart TV, a bedside table with a lamp, a large built in wardrobe and a desk & chair. The shared shower room is also located on the same floor! All bills included + Fast Wi-Fi.



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			92-100		
A			A		
81-91			81-91		
B			B		
69-80			69-80		
C			C		
55-68			55-68		
D			D		
39-54			39-54		
E			E		
21-38			21-38		
F			F		
1-20			1-20		
G			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 room with shared shower
- Shared house with shared facilities
- Fully furnished throughout
- All bills included + Wi-Fi
- Large kitchen/Breakfast Area
- Separate communal lounge/diner
- Finished to an exceptionally high standard
- Walking distance to Reading Town Centre

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Reading

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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 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