



37 Vastern Road
, Reading, Berkshire, RG1 8DJ

£695 pcm

Property Summary

Pillar Properties - 'Effortless Living' - Is proud to offer this top quality 6* EN-SUITE DOUBLE room in a strictly PROFESSIONAL house (**Academic Student are considered) The room is available immediately and ALL BILLS ARE INCLUDED. Fully fitted kitchen/communal area with wall mounted SMART TV. FREE Wi-Fi.



Ground Floor
Approx. Floor
Area 51.7 Sq.M.
(556 Sq.Ft.)

1st Floor
Approx. Floor
Area 51.5 Sq.M.
(554 Sq.Ft.)

Total Approx. Floor Area 128.6 Sq.M. (1384 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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		83	(92-100) A		79
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		62	(55-68) D		
(39-54) E			(39-54) E		53
(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		

- 6* En-Suite double room
- Shared house with shared facilities
- All bills included + Wi-Fi
- Fully furnished throughout
- Large Kitchen/Communal Room
- Communal Rear Garden
- Finished to a 6* standard
- Minutes from Mainline Station
- Walking distance to Town Centre
- First to view will reserve!

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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 are 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