

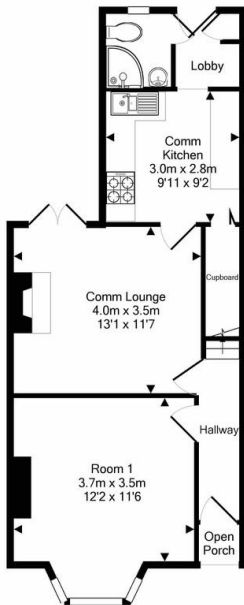


77 Kensington Road
, Reading, Berkshire, RG30 2SZ

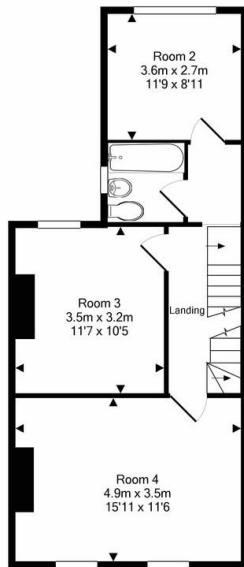
£725 pcm

Property Summary

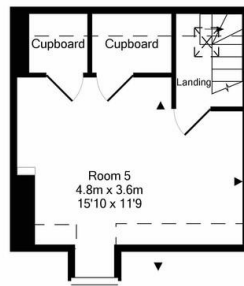
Pillar Properties - 'Effortless Living' - Is proud to offer this top quality four bedroom shared house. There are two shared shower rooms. One on the ground floor and one on the first floor. This is a strictly PROFESSIONAL house (**Academic students considered) and the rooms are available immediately and ALL BILLS ARE



Ground Floor
Approx. Floor
Area 47.5 Sq.M.
(512 Sq.Ft.)



1st Floor
Approx. Floor
Area 45.6 Sq.M.
(491 Sq.Ft.)



2nd Floor
Approx. Floor
Area 23.3 Sq.M.
(251 Sq.Ft.)

Total Approx. Floor Area 116.4 Sq.M. (1253 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2018



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			(92-100) A		
(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		

- Refurbished Large double room
- Walking distance to Reading West
- All bills included + Wi-Fi
- Fully furnished
- Separate communal lounge
- Communal kitchen
- Communal rear garden
- Finished to a high standard
- Walking distance to Reading Town Centre
- Close to public transport links

Zoopla
Smarter property search

PrimeLocation
Find the home you deserve

SPAREROOM.co.uk

PRS Property Redress Scheme

mydeposits.co.uk

CMP Client Money Protect

c/o Kirkpatrick and
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