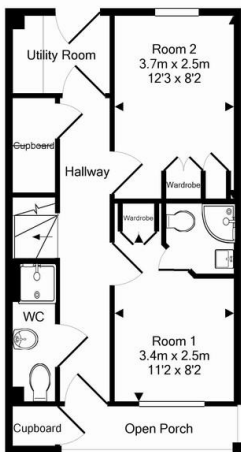


62 Battle Square  
, Reading, Berkshire, RG30 1AL

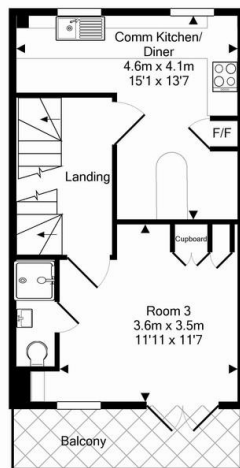
£695 pcm

# Property Summary

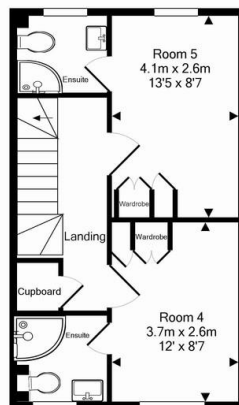
Pillar Properties - 'Effortless Living' - Is proud to offer this top quality DOUBLE room with its own EXCLUSIVE EN-SUITE SHOWER ROOM in a strictly PROFESSIONAL house (\*\*Academic Student are considered) The room is available immediately and ALL BILLS ARE INCLUDED. Fully fitted kitchen/communal area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



Ground Floor  
Approx. Floor  
Area 38.7 Sq.M.  
(417 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 34.7 Sq.M.  
(374 Sq.Ft.)  
Total Approx. Floor Area 108.5 Sq.M. (1168 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with MetroPix ©2016



2nd Floor  
Approx. Floor  
Area 35.0 Sq.M.  
(377 Sq.Ft.)



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		
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
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	

- En-Suite double room
- Modern Estate close to Reading Town Centre
- All bills included + Wi-Fi
- Fully furnished throughout
- Large kitchen/communal area
- Communal rear garden
- Communal utility room
- Walking distance to local amenities
- Walking distance to both Reading West & Mainline

**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 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