



77 Kensington Road  
, Reading, Berkshire, RG30 2SZ

£600 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 room is available 1st August 2017 and ALL BILLS ARE



Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) A		81	(91-94) A		76
(81-91) B			(89-90) B		
(69-80) C			(79-88) C		
(55-68) D		61	(59-64) D		
(39-54) E			(29-54) E		52
(21-38) F			(21-28) F		
(1-20) G			(1-20) 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	

- 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



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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 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