



15 Waverley Road  
, Reading, Berkshire, RG30 2QA

£675 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 plus Wi-Fi. Fully fitted kitchen/communal area with



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) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		82
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		56
(21-38) F			(21-38) 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	

- En-Suite double room
- Beautifully finished
- All bills included + Wi-Fi
- Fully furnished throughout
- Open plan communal area
- Communal kitchen
- Communal rear garden
- Unrestricted parking close by
- Walking distance to Prospect Park
- Close to public transport links

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**PRS** Property Redress Scheme

**mydeposits.co.uk**

**CMP** Client Money Protect

c/o Kirkpatrick and Hopes Ltd, Merlin House  
Brunel Road  
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