



11 College Road  
, Reading, Berkshire, RG6 1QE

£850 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 students considered) The room is available 6th May 2023 and ALL BILLS ARE INCLUDED. Fully fitted kitchen/lounge with wall mounted SMART



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	63
(39-54)	<b>E</b>	
		<b>82</b>

- Large En-Suite double room
- No expense spared!
- All bills included + Wi-Fi
- Fully furnished
- Large Kitchen/communal room
- Shared house with shared facilities
- Communal rear garden
- Unrestricted on road parking
- Walking distance to Royal Berkshire Hospital
- Close to Palmer Park & public



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**PRS** Property Redress Scheme

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**CMP** Client Money Protect

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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 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