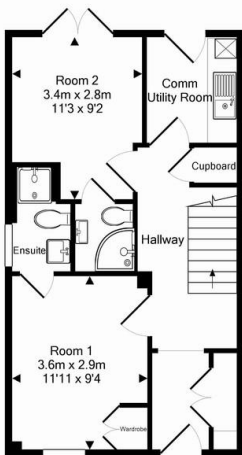


12 Chrysanthemum Drive  
Shinfield, Reading, Wokingham, RG2 9DZ

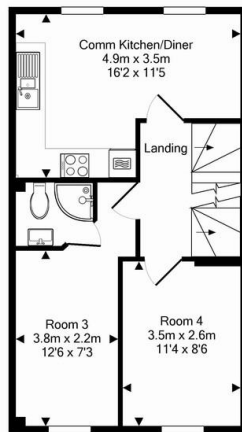
£675 pcm

# Property Summary

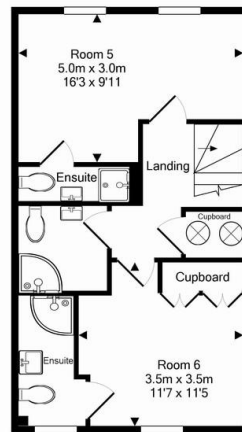
Pillar Properties - 'Effortless Living' - Is proud to offer this top quality DOUBLE room with its own EXCLUSIVE EN-SUITE SHOWER ROOM in a strictly PROFESSIONAL house (\*\*Academic students considered) The room is available immediately and ALL BILLS ARE INCLUDED. Fully fitted kitchen/lounge with wall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



Ground Floor  
Approx. Floor  
Area 40.5 Sq.M.  
(436 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 40.7 Sq.M.  
(438 Sq.Ft.)



2nd Floor  
Approx. Floor  
Area 40.7 Sq.M.  
(438 Sq.Ft.)

Total Approx. Floor Area 121.9 Sq.M. (1312 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2016



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) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	75	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	81

- En-Suite double room
- Meticulously finished
- All bills included + Wi-Fi
- Fully furnished
- Communal kitchen/lounge
- Communal rear garden
- Maintained regularly
- Close to J11 M4 & A329M
- Close to Foster Wheeler
- Close to public transport links

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**PRS** Property Redress Scheme

**mydeposits.co.uk**

**CMP** Client Money Protect

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Brightwalton  
Newbury  
Berkshire  
RG20 7DE

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