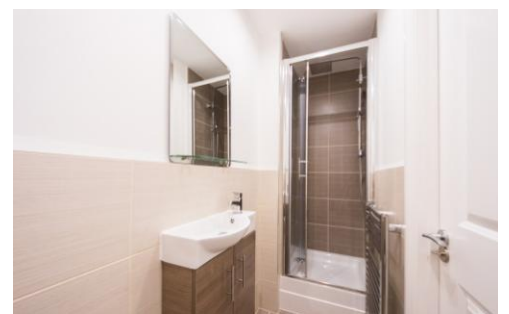
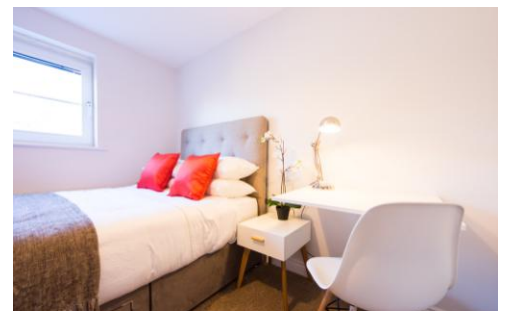


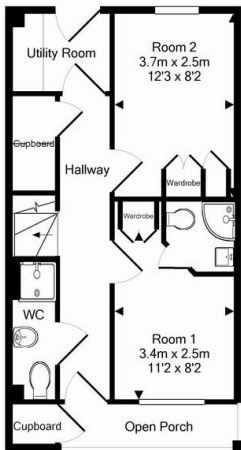


62 Battle Square
, Reading, Berkshire, RG30 1AL

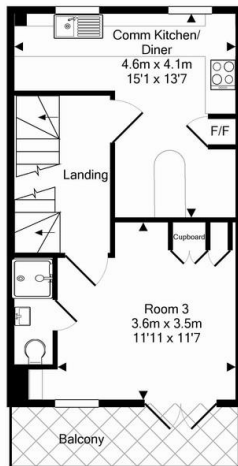
£575 pcm

Property Summary

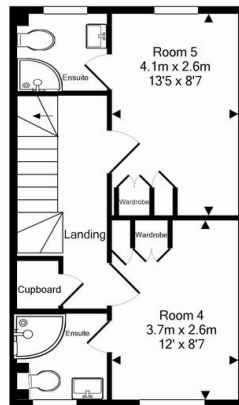
Pillar Properties - 'Effortless Living' - Is proud to offer this top quality DOUBLE room with its own EXCLUSIVE EN-SUITE SHOWER ROOM in a strictly PROFESSIONAL house (**Academic Student are considered) The room is available immediately and ALL BILLS ARE INCLUDED. Fully fitted kitchen/communal area with 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 ₂) Impact Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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