

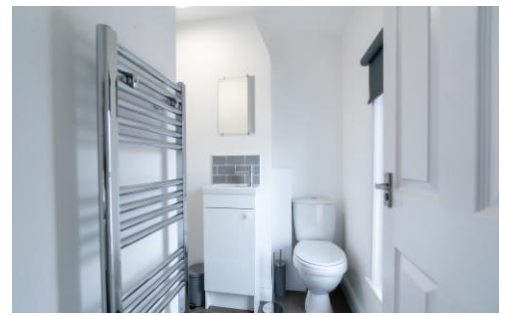


76 Watlington Street  
, Reading, Berkshire, RG1 4RT

£795 pcm

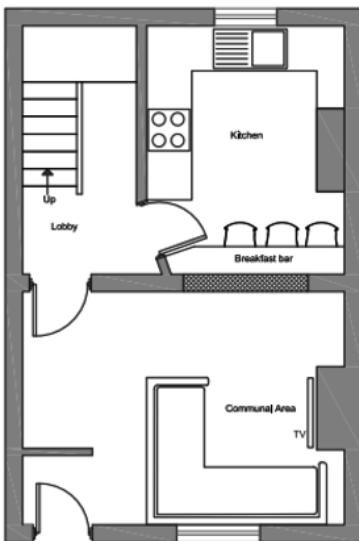
# Property Summary

Pillar Properties - 'Effortless Living' - Is proud to offer this top quality six bedroom shared house. ALL rooms are en-suite. This is a strictly PROFESSIONAL house (\*\*Academic students considered) The room is available immediately with ALL BILLS ARE INCLUDED. Fully fitted kitchen with a separate communal lounge with wall

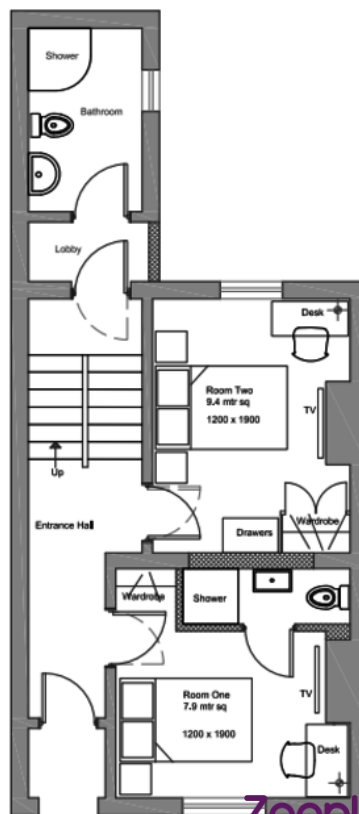


Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
92-100	A		92-100	A	
81-91	B		81-91	B	
69-80	C		69-80	C	84
55-68	D		55-68	D	
39-54	E	62	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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

## Proposed Plans



Lower Ground Floor



Ground Floor

- Double En-Suite Room
- Shared house with shared facilities
- All bills included + Wi-Fi
- Fully furnished throughout
- Separate Communal Lounge/diner
- Communal Kitchen
- Communal garden
- Close to Royal Berkshire Hospital
- Close to Reading University
- First to view will reserve!

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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