



8 Hamilton Road
, Reading, Berkshire, RG1 5RD

£750 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) This room is available immediately with ALL BILLS INCLUDED. Fully fitted kitchen with a separate communal lounge with wall



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		82	(92-100) A		82
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67		(55-68) D	67	
(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

- Double en-suite room
- Shared house with shared facilities
- Fully furnished throughout
- All bills included + Wi-Fi
- Separate communal lounge
- Large communal kitchen/breakfast
- Finished to an exceptionally high standard
- Walking distance to Royal Berkshire Hospital

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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 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