

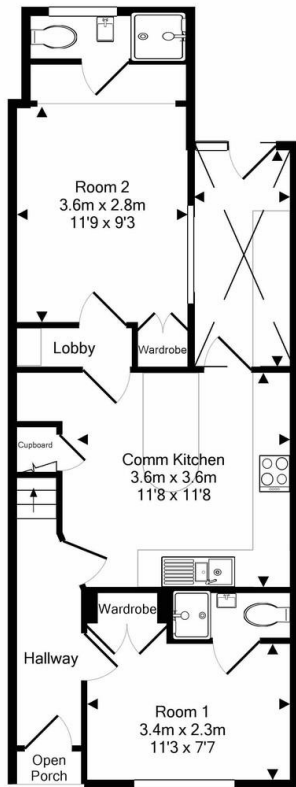
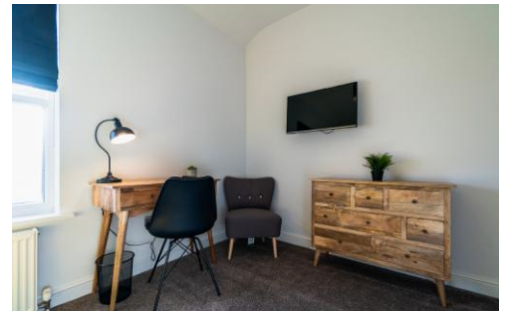


2 Cambridge Street
, Reading, Berkshire, RG1 7PA

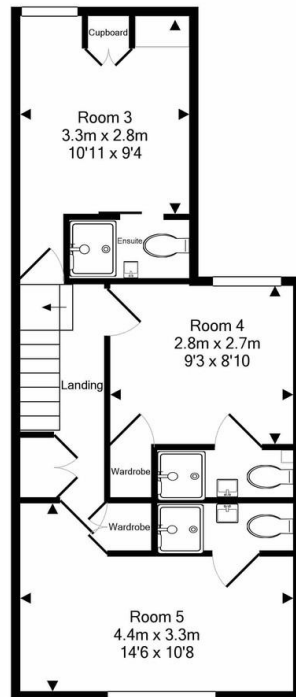
£725 pcm

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/breakfast with wall mounted SMART



Ground Floor
Approx. Floor
Area 52.8 Sq.M.
(568 Sq.Ft.)



1st Floor
Approx. Floor
Area 43.1 Sq.M.
(464 Sq.Ft.)
Total Approx. Floor Area 95.9 Sq.M. (1032 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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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		
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
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	

- En-Suite double room
- Shared house with shared facilities
- All bills included + Wi-Fi
- Fully furnished throughout
- Communal kitchen/breakfast area
- Communal rear garden
- Finished to a high standard
- Walking distance to Reading Town Centre
- Walking distance to 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 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