



**Northfield Road
Reading, READING, Berkshire RG1 8AH**

£650 PCM

NEA LETTINGS: This is a stylish, well designed, house share over three floors in central Reading. Within a short walk to Reading mainline train station and the shops and restaurants of Reading town centre. Designed to suit the lifestyles of working professionals, the house has recently undergone a full refurbishment and is finished to a high standard. All other housemates will be working professionals who like a well-maintained, high quality, sociable and friendly house. A communal cleaner will attend every 2 weeks. High speed Wi-Fi is available throughout the house and TV aerial points in each bedroom. All rooms are ensuite and the house is fully furnished and equipped with brand new appliances, flooring and furniture; all you will need is your suitcase. Price includes all bills. Single occupancy only.

Northfield Road, READING, Berkshire RG1 8AH

- NEA Lettings
- Room in shared house
- Furnished
- Rear garden
- EPC rating D
- Reading
- Ensuite
- Modern kitchen
- Includes all bills
- Available immediately

Kitchen



The fully equipped kitchen is both modern and stylish. There is an electric oven and grill, four ring hob, microwave, two tall fridge/freezers and dishwasher, washing machine and tumble drier. Each tenant will have their own cupboard space in the kitchen and dedicated shelves/drawers in the fridge and freezer.

Living room



The living room has a breakfast bar, seating, sofa and TV with double doors leading to the enclosed rear garden.

Bedroom Two

Double carpeted bedroom with built in wardrobe on ground floor, at rear of the property. The ensuite has a shower cubicle, WC, sink, heated towel rail. Furniture includes a double Ottoman bed with high quality mattress, 2 x bedside cabinet, a desk with chair.

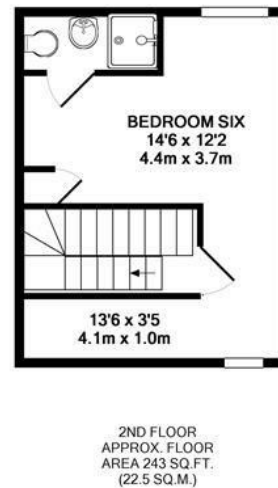
Ensuite



The ensuite has a shower cubicle, WC, sink, heated towel rail and has tiled floor and walls.

Garden

The rear enclosed garden will have a patio immediately to the rear of the house and the rest will be laid to Astroturf.



TOTAL APPROX. FLOOR AREA 1216 SQ.FT. (113.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

