



12 Star Road  
Caversham, Reading, Berkshire, RG4 5BS

£650 pcm

# Property Summary

Pillar Properties - 'Effortless Living' - is proud to offer this good quality shared house in a strictly PROFESSIONAL environment with four rooms and two shower rooms (2 Share each facility) (\*\*Academic students considered) The room is available immediately with ALL BILLS ARE INCLUDED. Fully fitted kitchen



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		89	(92-100) A		88
(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

- Double room with shared shower room
- Shared house with shared facilities
- Fully furnished throughout
- All bills included + Wi-Fi
- Separate communal lounge
- Communal kitchen
- Communal rear garden
- Walking distance to Reading Town Centre
- Walking distance to Reading

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**CMP** Client Money Protect

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Brightwalton  
Newbury  
Berkshire  
RG20 7DE

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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