NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040

St. Georges Road
, Reading, Berkshire RG30 2RH

£1,000 PCM

NEA LETTINGS: We are delighted to present this beautifully refurbished property, finished to an excellent standard throughout. The accommodation comprises just four spacious double rooms, each benefiting from a contemporary en-suite shower room, providing a high level of comfort and privacy. The property further offers a stylish shared kitchen and a well-maintained garden, with a washing machine and tumble dryer included for residents' convenience. Communal areas are professionally cleaned every two weeks, ensuring the home is kept to an exceptional standard. Ideally positioned within easy walking distance of Reading West Train Station, the property also enjoys excellent public transport connections. Rent is inclusive of all bills and high-speed WiFi, excluding the BBC TV licence. Single professional occupiers only. EPC Rating D.

DISCLAIMER: These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

St. Georges Road, Reading, Berkshire RG30 2RH

- NEA Lettings
- Room in shared house
- Furnished
- Commnual garden
- EPC Rating D
- Reading
- Ensuite
- Communal kitchen - washing machine & tumble drier
- Bills included in monthly rental
- Available immediately

Room Four

Room Four is an exceptionally spacious double room occupying the entire second floor and benefiting from a bright dual-aspect layout. The room also features its own kitchenette area with fridge/freezer and a modern en-suite shower room, offering a high degree of privacy and comfort.

Room Four ensuite

The en-suite is a stylish, modern marble-effect bathroom featuring a cubicle shower, WC, wash basin, and heated towel rail.

Room One

Located on the ground floor, this generously sized double bedroom benefits from a wooden floor and a bright bay window to the front.

Room One ensuite

The en-suite is a stylish, modern marble-effect bathroom featuring a cubicle shower, WC, wash basin, and heated towel rail.

Room Two

Located at the rear of the property on the ground floor, this double bedroom benefits from a rear-facing window, attractive wood-effect flooring, and direct access to an en-suite.

Room Two ensuite

The en-suite is a stylish, modern marble-effect bathroom featuring a cubicle shower, WC, wash basin, and heated towel rail.

Room Three

Situated at the front of the property on the first floor, this well-proportioned double bedroom benefits from attractive wood-effect flooring and a private en-suite. The room benefits from a small fridge.

Room Three ensuite

The en-suite is a stylish, modern marble-effect bathroom featuring a cubicle shower, WC, wash basin, and heated towel rail.

Communal kitchen

Situated on the ground floor, the modern communal kitchen is fitted with a sink, oven, and fridge freezer, with each tenant provided their own dedicated storage cupboard.

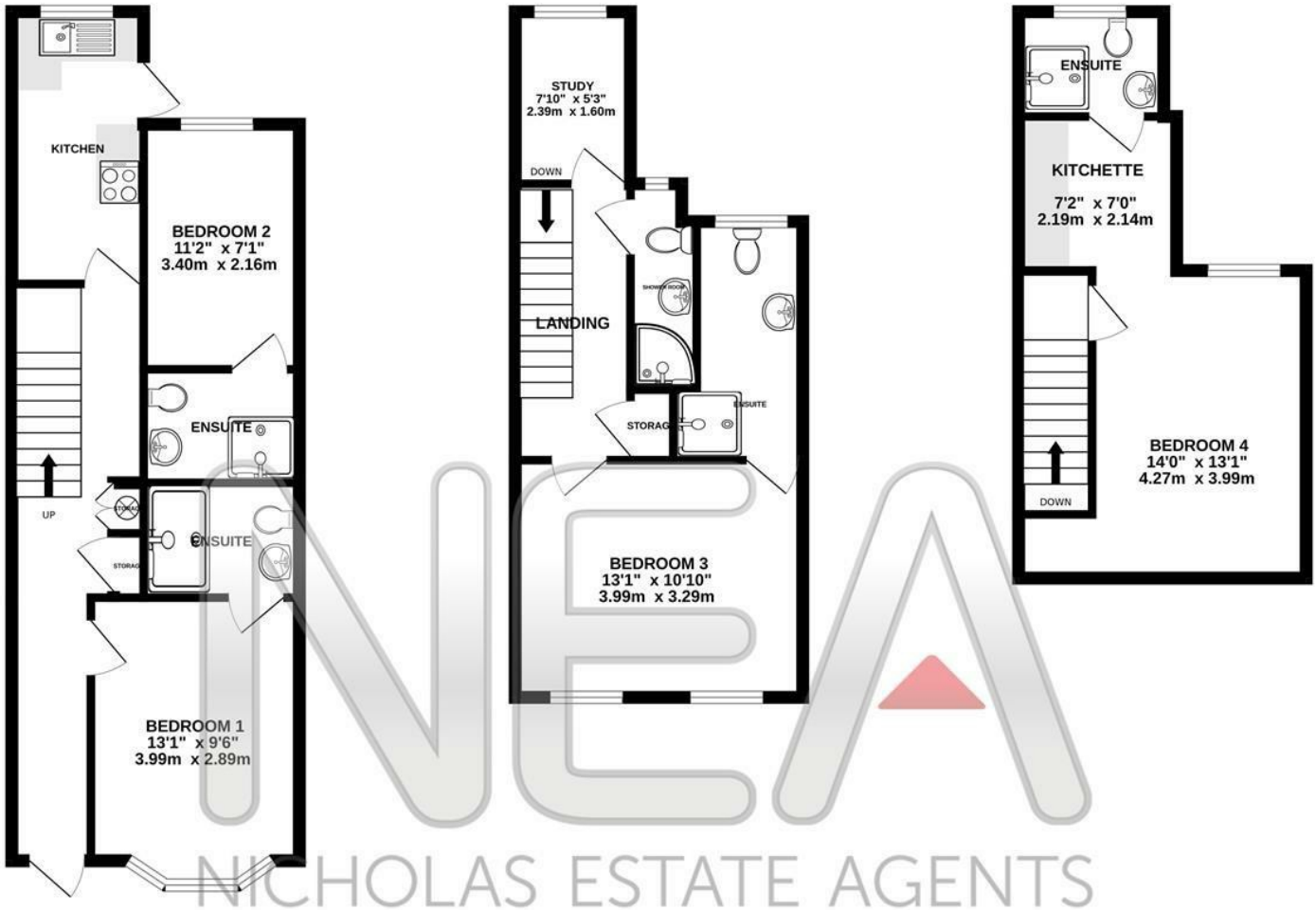
Communal space

The ground floor includes a cupboard with a shared washing machine and tumble dryer. On the first floor, tenants can enjoy a shared study/sitting room and a shower room. To the rear is a shared garden.

GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.

2ND FLOOR
265 sq.ft. (24.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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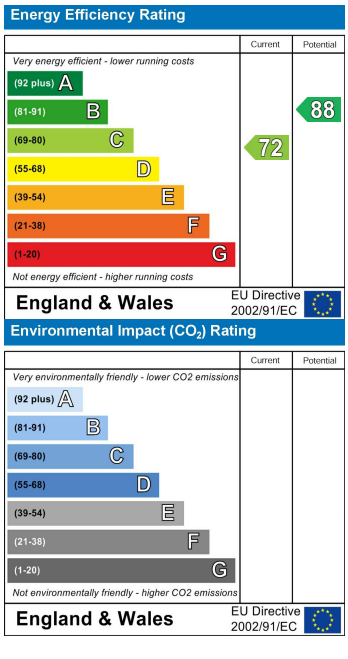

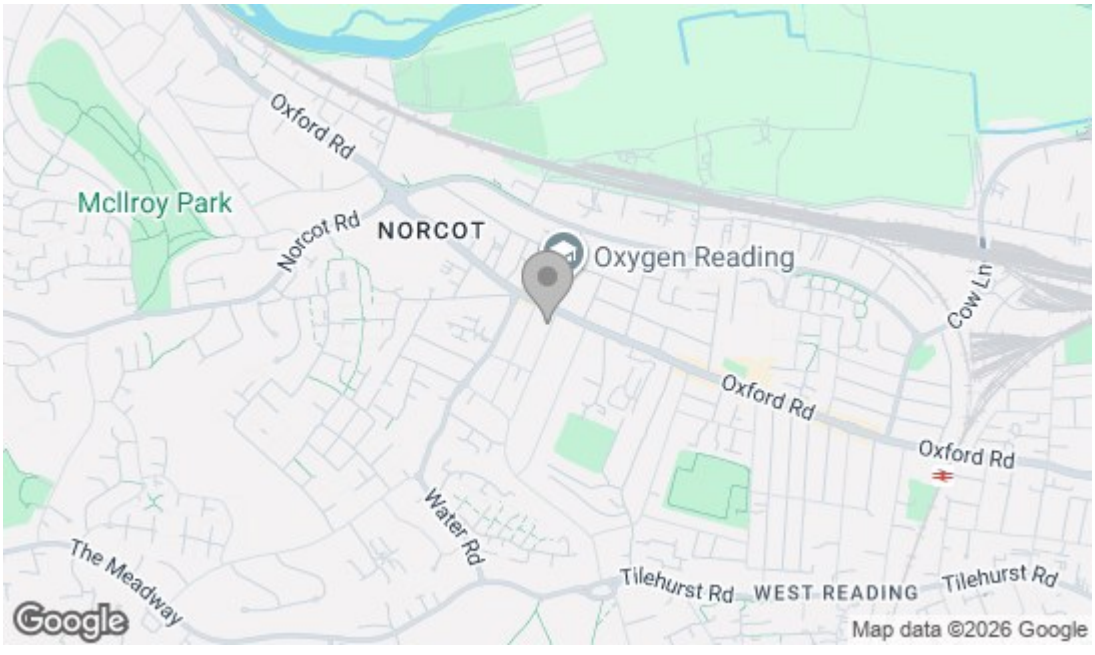

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