



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

£800 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 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. Megaflo with permanent high pressure hot water. Communal rear garden. Price includes all bills (excluding TV Licence). Single occupancy 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.

Northfield Road, Reading, Berkshire RG1 8AH

- NEA Lettings
- Room in a Shared House
- Furnished
- Rear Garden
- EPC Rating D
- Central Reading
- Ensuite
- Modern Kitchen
- Includes All Bills
- Available 7th October

Room One

Carpeted bedroom on the ground floor of the property with a window to the front of the house, a sliding door into the ensuite, and a built-in wardrobe. Furniture includes a double bed, two bedside cabinets, a desk and chair, a full-length mirror, and a wall-mounted TV.

Ensuite

The ensuite has a shower cubicle, WC, sink with mirror cabinet over, and a heated towel rail.

Shared Kitchen

Fully fitted communal kitchen/breakfast room with breakfast area. Wall mounted TV, washing machine and tumble dryer, American style fridge & freezer.

Garden

Shared garden with patio area and lawn. Table, chairs and parasol are provided.



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Sales & Lettings

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

