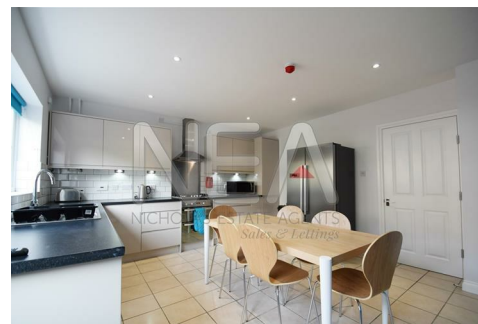
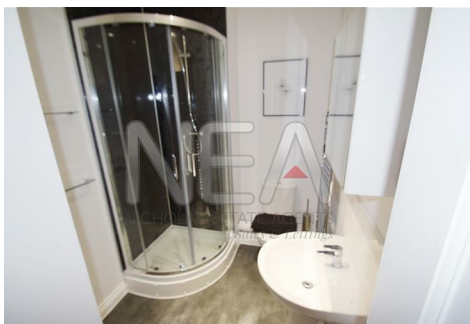




NICHOLAS ESTATE AGENTS
Sales & Lettings

7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040



**Cintra Close
Reading, Reading, Berkshire RG2 7AL**

£550 Per Calendar Month

NEA LETTINGS: This is a high quality house share in central Reading, within walking distance to the town centre and Reading mainline station. Designed to suit the lifestyles of working professionals, the house is finished to a high standard, is fully furnished and equipped; all you will need is your suitcase. All other housemates will be working professionals who like a well-maintained, high quality, sociable and friendly house. Wi-Fi is available throughout the house with Freeview HD. *Price includes all bills except BBC TV Licence. EPC Rating D. Single Occupancy Only.

Room Five (2nd floor)

A light and airy single room with double glazed windows to the front, carpeted, radiator. The furniture in the room includes a single bed, fitted wardrobe and drawers. The room has the use of the shared bathroom (with one other) on the same floor, which is a modern stylish shower room comprising of shower cubicle with chrome wall mounted fittings, low level WC, wash basin with mixer tap, chrome heated towel rail, ceiling lights and extractor. Please note there is no parking at this property.

DISCLAIMER: These particulars are intended as a general guide only and do not form part of any contract or offer. Whilst every effort has been made to ensure the accuracy of the information provided, NEA Lettings cannot guarantee that all details are complete or free from error. Any photographs, videos, floor plans and other marketing material are believed to provide a fair representation of the property at the time they were produced. If you choose to make an offer without first undertaking a physical viewing, you should ensure that you have carried out all necessary investigations and are satisfied that the property meets your requirements before proceeding.

Cintra Close, Reading, Berkshire RG2 7AL

- NEA Lettings
- Room in shared house
- Sorry no parking available
- Working professionals only
- EPC Rating D
- Reading
- RENT INCLUSIVE OF BILLS*
- Fully furnished
- Walking distance to Royal Berks Hospital and Reading mainline station
- Available immediately

Bedroom

8'2" x 6'10" (2.5 x 2.1)



A light and airy single room with double glazed windows to the front, carpeted, radiator. The furniture in the room includes a single bed, fitted wardrobe and drawers.

Shared shower room

8'6" x 6'2" (2.6 x 1.9)



Room five has the use of the shower room, shared with one other room, on the 2nd floor which is a modern stylish en-suite comprising of shower cubicle with chrome wall mounted fittings, low level WC, wash basin with mixer tap, chrome heated towel rail, ceiling lights and extractor.

Kitchen

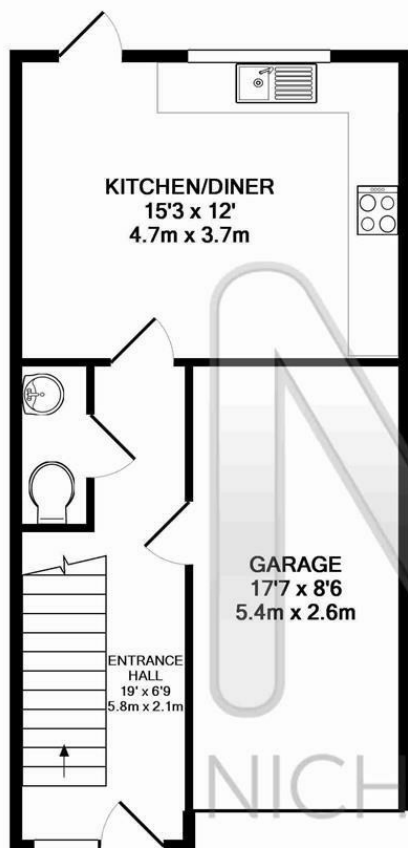
15'5" x 12'1" (4.7 x 3.7)



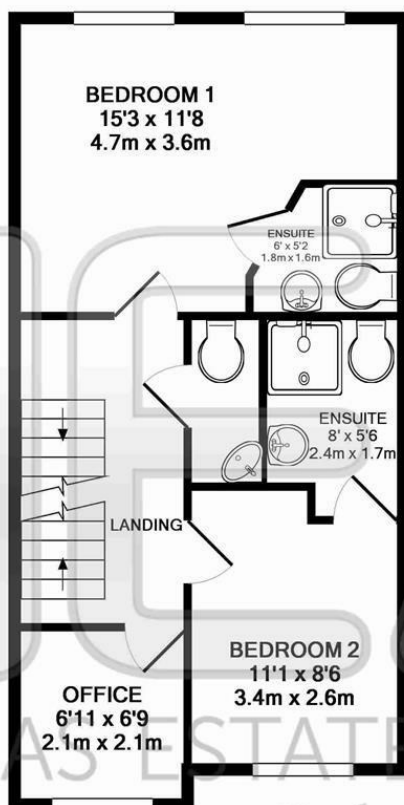
The fully equipped kitchen is both modern and stylish with ample wall and base units roll top work surfaces, inset stainless steel sink and drainer, 4 ring gas hob, double oven, extractor, washing machine, dishwasher, tumble drier, large fridge freezer. Double glazed door and windows overlooking the garden, wall mounted TV, ceiling spotlight, tiled floor and tiled splash backs. The kitchen is supplied with crockery, cutlery plates, cups, glasses and pots and pans. The dining area has table and chair and the garden is accessed via the kitchen.

Garden

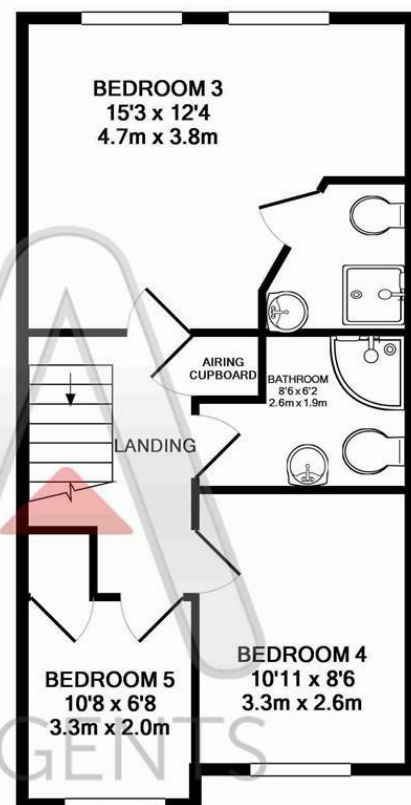
A paved garden ideal for summer entertaining, access from the kitchen. Parking is available in the garage, on the drive or in the quiet cul-de-sac.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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		
(69-80) C		
(55-68) D		
(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		
(69-80) C		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

