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









Curzon Street
, Reading, RG30 1DA

£850 Per Calendar Month

NEA LETTINGS: **1st month free if you move in November**. This is brand new high quality house share in Reading, within walking distance to Reading West Train station, spread over 3 floors. There is High Speed Wi-Fi available throughout the house and the kitchen/diner has a large SMART TV. All the bedrooms are beautifully designed, very comfortable and are fully furnished with double ottoman bed, wardrobe and desk, ceiling fan and wall mounted TVs and full Ensuites. All other housemates will be working professionals who like a well-maintained, high quality, sociable and friendly house. The communal areas will be cleaned every other week. Single occupancy only. **RENT INCLUSIVE OF BILLS**. There is permit parking on the street, there are two parking permits available for the house on a 1st come, 1st come served basis.

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.

Curzon Street, Reading, RG30 1DA

- NEA Lettings
- Reading
- Walking distance to Reading West Station
- Double ensuite room in a shared house
- ALL BILLS INCLUDED*
- Shared Kitchen and dining area
- Communal Courtyard garden
- EPC Rating D
- Available immediately

Bedroom Two
9'4" x 8'0" (2.85 x 2.44)



Located on the ground floor at the rear of the house, this double en-suite bedroom benefits from wood-effect laminate flooring. The room comes furnished with a built-in wardrobe, ottoman bed, desk, ceiling fan, TV and side table

Ensuite
4'10" x 4'3" (1.48 x 1.31)



Tiled flooring throughout, featuring a walk-in corner shower, low-profile WC, and contemporary basin with mirror above and heated towel rail

Communal Kitchen
22'6" x 16'4" (6.86m x 4.98m)





A large modern kitchen with a dedicated cupboard for each tenant. There are two large fridge/freezers, oven and hob and washing machine and tumble drier. Table and chairs towards the end of the kitchen and door which open out into the garden.

Garden

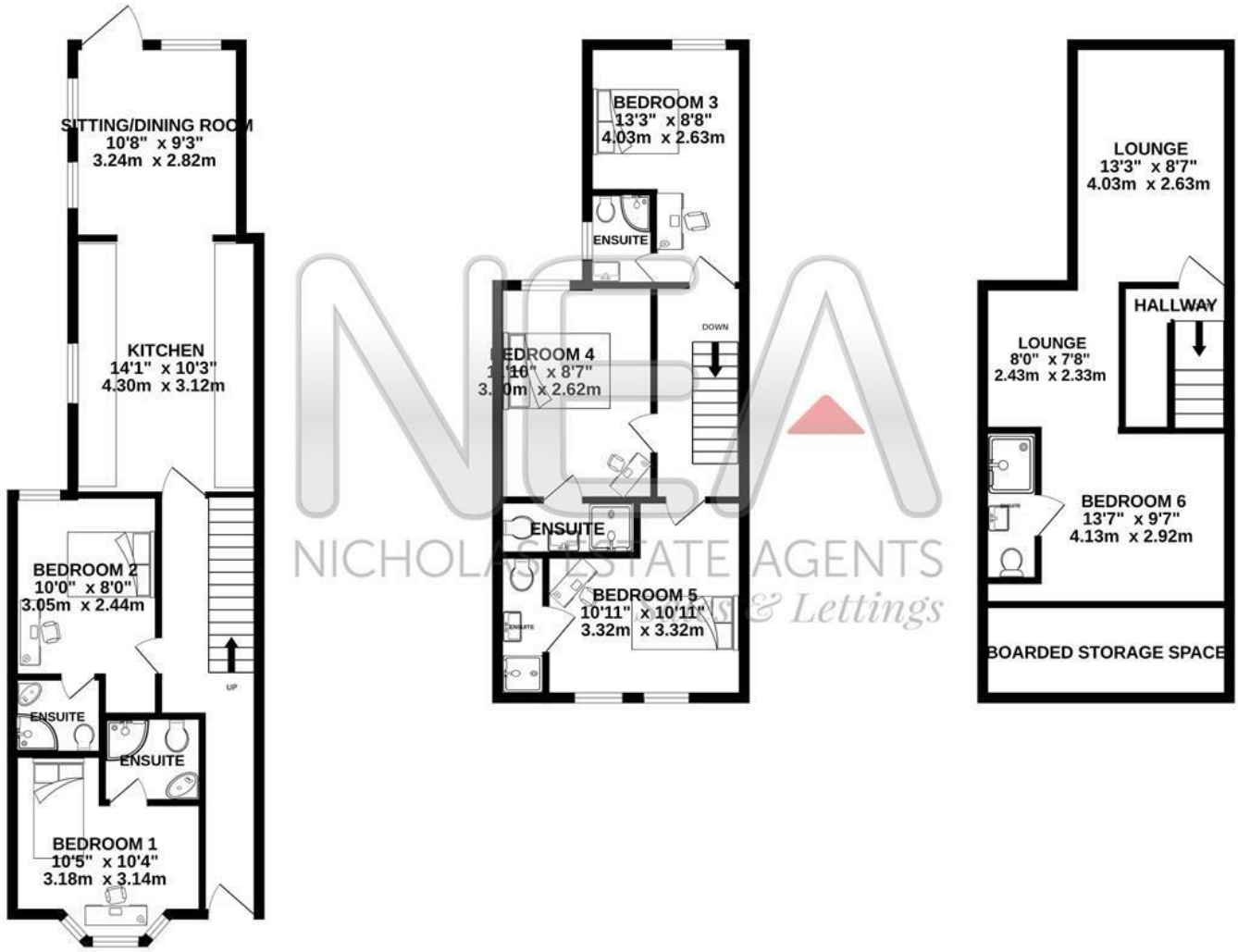


A rear enclosed garden with laid patio paving throughout, with shed for storage.

GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.

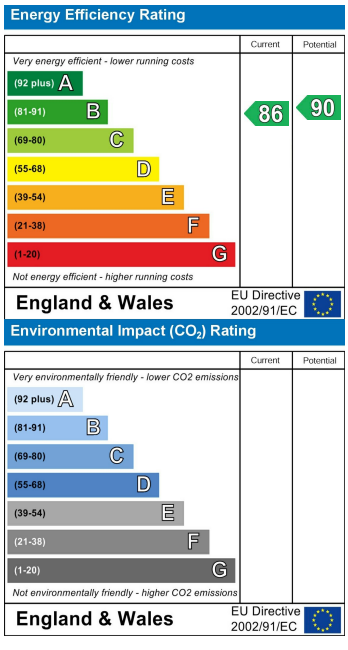
1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.

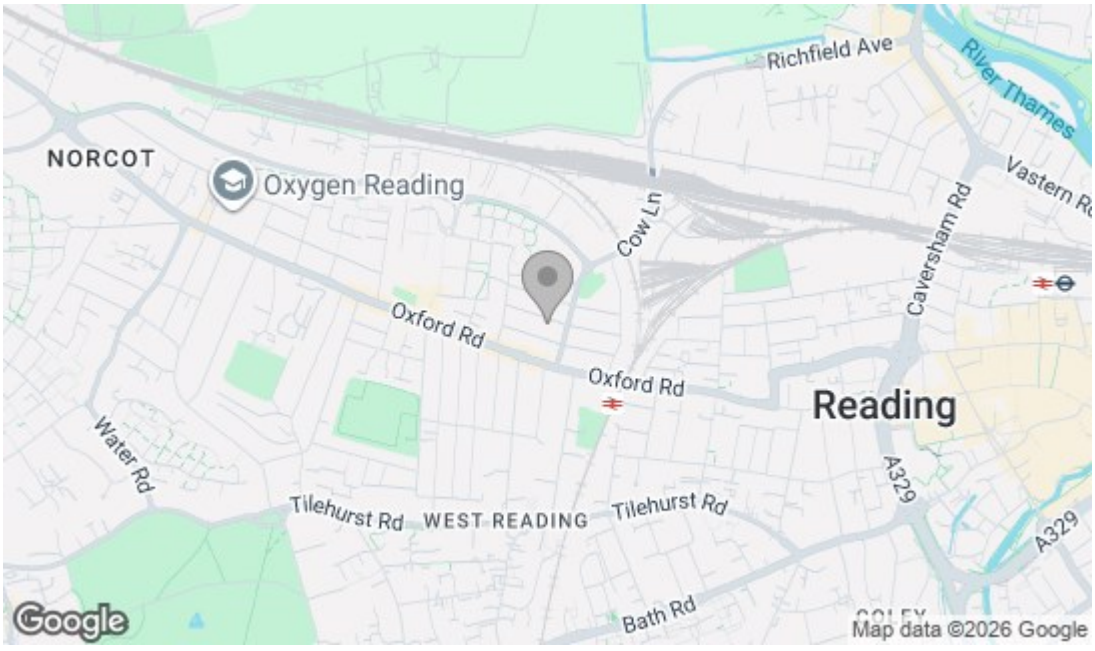
2ND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 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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