



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

**£775 PCM**

NEA LETTINGS: **\*\*RENT INCLUSIVE OF ALL BILLS\*\*** 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 recently 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. **\*\*Price includes all bills except TV licence. Single occupancy only.**

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 shared house
- Furnished
- Rear garden
- EPC rating D
- Reading
- Ensuite
- Modern kitchen
- Includes all bills
- Available 6th May

### **Kitchen**

The fully equipped kitchen is both modern and stylish. There is an electric oven and grill, four ring hob, microwave, two tall fridge/freezers and dishwasher, washing machine and tumble drier. Each tenant will have their own cupboard space in the kitchen and dedicated shelves/drawers in the fridge and freezer.

### **Living room**

The living room has a breakfast bar, seating, sofa and TV with double doors leading to the enclosed rear garden.

### **Bedroom Five**

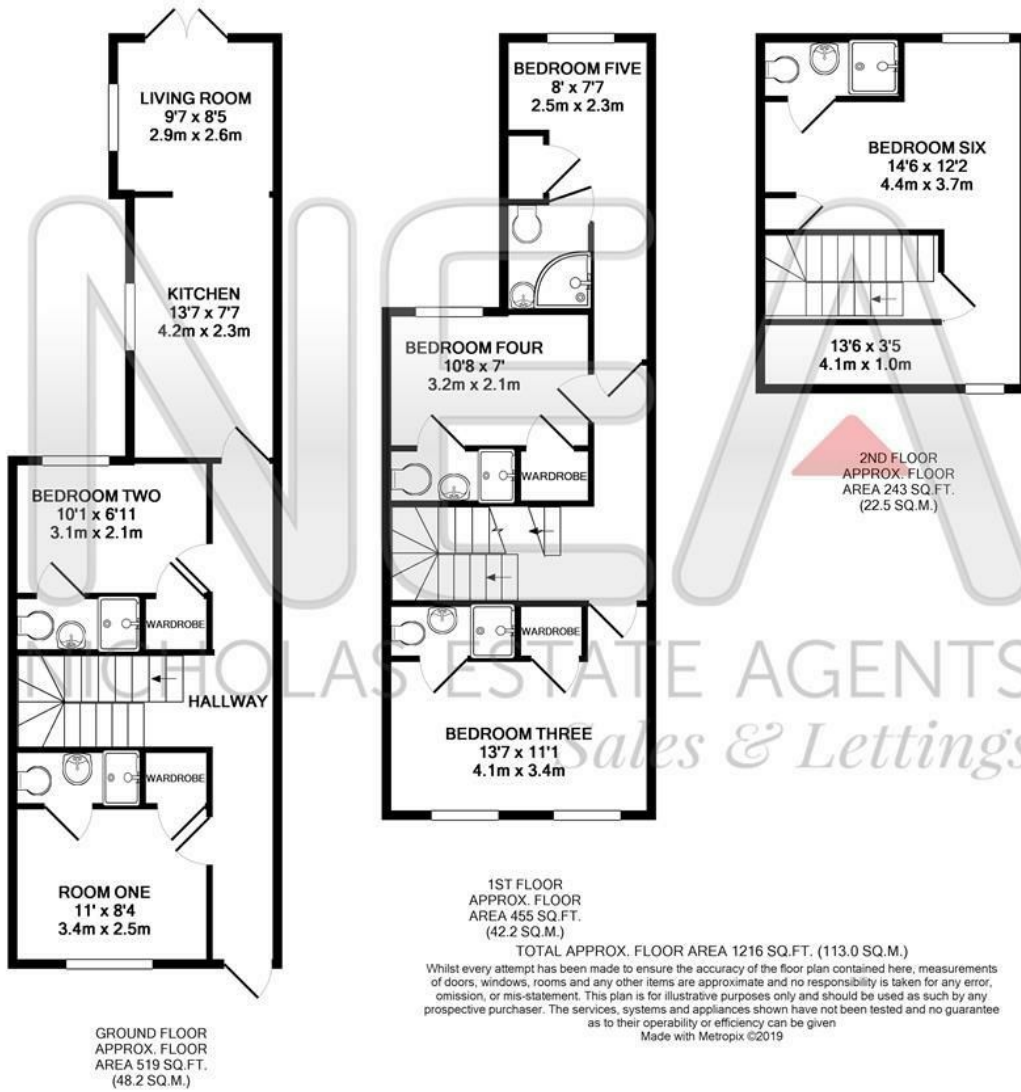
Carpeted bedroom with built in wardrobe on the 1st floor at the rear of the property with a window overlooking the rear garden. Furniture includes double bed with high quality memory foam sprung mattress, bedside cabinet and lamp.

### **Ensuite**

The ensuite has a rounded shower cubicle, WC, sink, heated towel rail and has tiled floor and walls.

### **Garden**

The rear enclosed garden will have a patio immediately to the rear of the house and the rest will be laid to Astro turf.



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