

Property ref: 108962

Champlain Street, Reading, RG2 6AE

£3,600 PCM

HASLAM'S
Lettings



A beautifully presented & a rare opportunity to acquire this stunning five bedroom lakeside home. This property offers exquisite lake views, spacious living with two reception rooms & large open kitchen area with bi-folding doors opening to private jetty. Four double bedrooms, four bathrooms & two sunny terraces. Situated in the popular Green Park Village development.
Reading Borough Council tax band G.

Available 11/10/2024

- Four double bedrooms; One office / Single bedroom
- Master with en-suite, walk in wardrobe & private balcony
- A luxurious fully fitted kitchen with large premium appliances & separate utility room
- Unfurnished; Lake side property
- EPC rating B; Off road parking; Gas Heating
- Managed by HASLAM'S

*Fees For Assured Shorthold Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held and protected in line with Deposit legislation. For more information about our fees please visit: www.haslams.net
Fees for all other tenancies (Non Housing Act Tenancies / Company Lets): when you rent a property from us we will charge you a one-off fee per property. This charge is the equivalent of 15 days of the monthly rental charge (+VAT) with a minimum fee of £450 (inc.VAT) up to a maximum of £650 (inc.VAT). Other fees may apply depending on your circumstances.

0118 960 1055

lettings@haslams.net www.haslams.net

Haslams Estate Agents Ltd, 159 Friar Street, Reading, Berkshire, RG1 1HE

Heating Type (Gas, Elec, communal boiler etc.): GAS

Water supply: Mains

Drainage info: Mains

Electricity supply: Mains

Gas supply: Mains

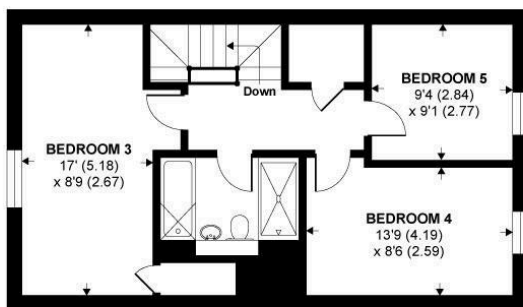
Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website 'Broadband and Mobile Coverage Checker'.



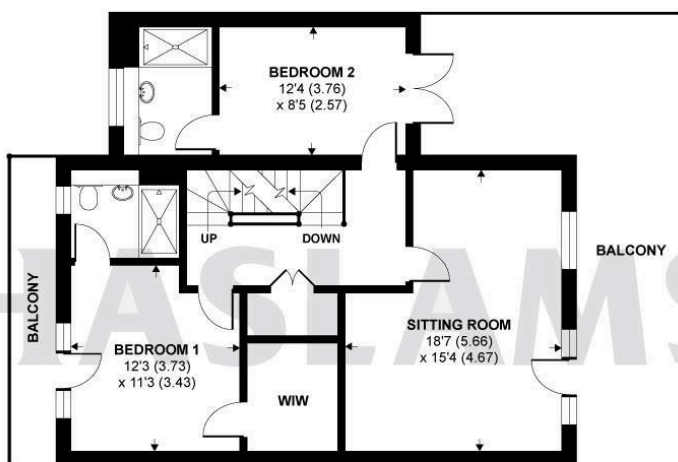


Champlain Street, Reading, RG2

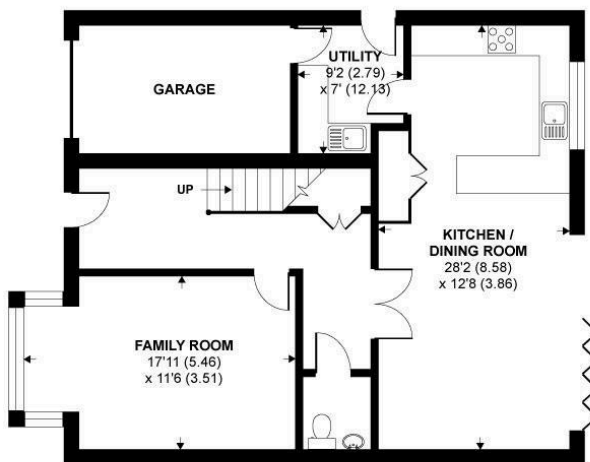
APPROX. GROSS INTERNAL FLOOR AREA 2172 SQ FT 201.8 SQ METRES (INCLUDES GARAGE)



FIRST FLOOR



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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