



PERFECT PILLARS  
Supporting You



## 30 Champlain Street, Reading, RG2 6AF

Asking price £550,000

- Stunning New England inspired architectural style
- Beautiful lakeside and parkland setting
- Master bedroom with bespoke wardrobes and en suite
- On site primary school and Market Square amenities
- High specification Berkeley Homes build quality
- Spacious open plan living with garden access
- Underfloor heating to ground floor and bathrooms
- Walking distance to new Reading Green Park station
- Luxury kitchen with stone worktops and Bosch appliances
- Two allocated off street parking spaces

400 Thames Valley Park Drive, Reading, Berkshire, RG6 1PT  
01183 048821

info@perfectpillars.co.uk  
<https://www.perfectpillars.co.uk/>

## Directions

## Viewings

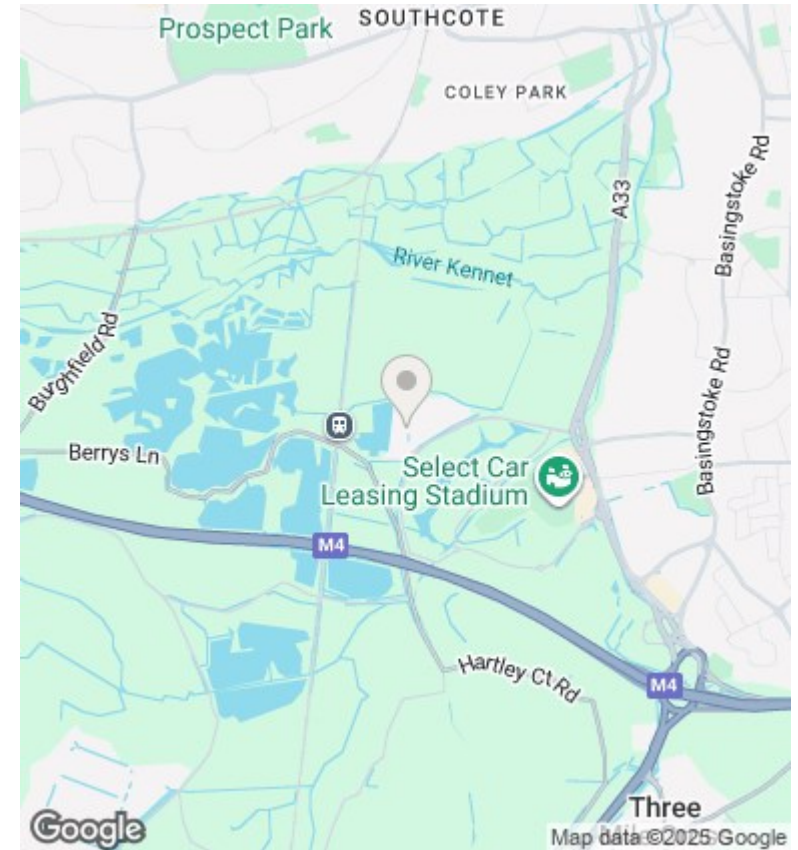
Viewings by arrangement only. Call 01183 048821 to make an appointment.

## Council Tax Band

D

## EPC Rating:

B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	