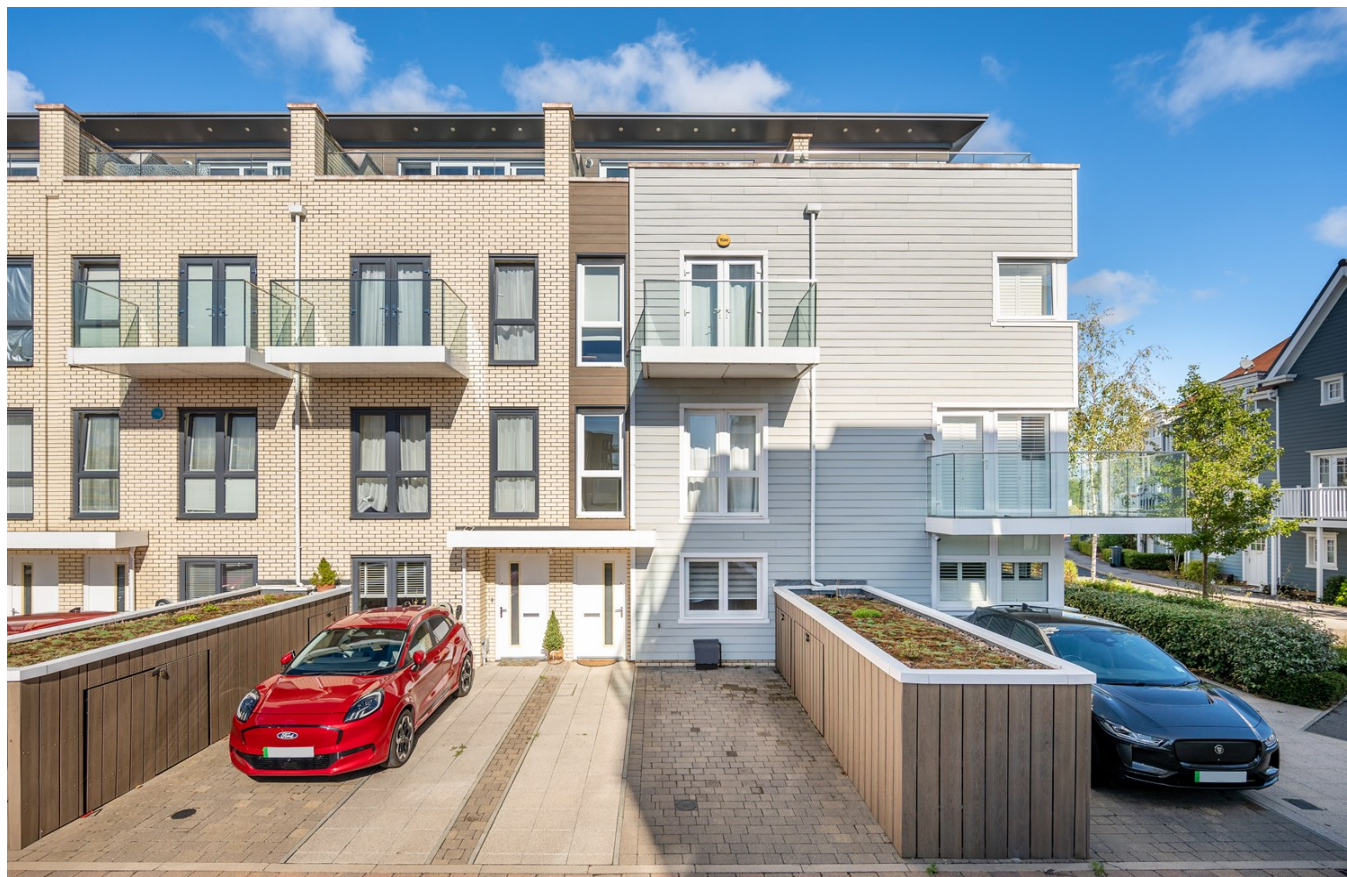


Property ref: 184233

Champlain Street, Reading, RG2 6AE

£2,100 PCM

HASLAM'S
Lettings



A modern four bedroom town house situated in the desirable Green Park Village development to the south of Reading. This stunning home benefits from ample living space across four storeys, a balcony, a private terrace, two allocated parking spaces, and easy access to the M4 Motorway.

Reading Borough Council Tax Band E.

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.

Available Now

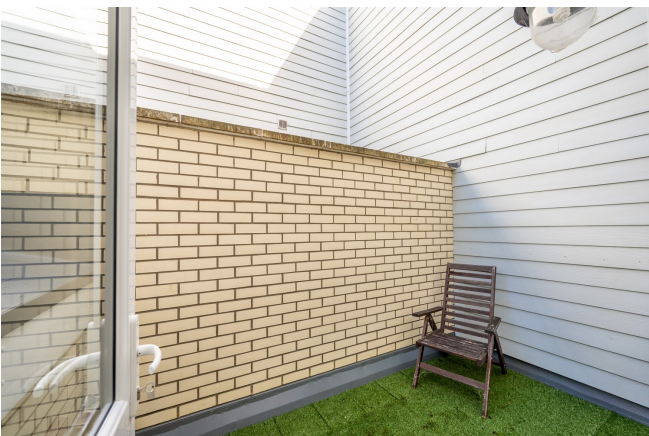
- Four bedrooms and one office space; two beds provided
- One family bathroom and a further en-suite to the master bedroom
- Top floor bedroom with a private terrace; Master bedroom with a balcony on the second floor
- Fully fitted kitchen with appliances; Gas central heating
- Two allocated parking spaces; EPC rating B
- Downstairs W/C; Part furnished; Managed by HASLAM'S

*Fees For Assured Periodic 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.

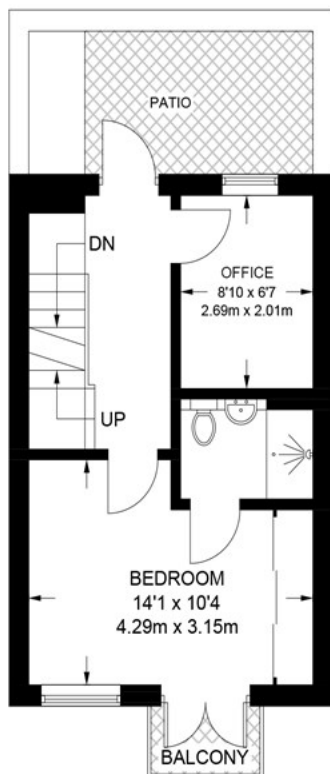
0118 960 1055

lettings@haslams.net www.haslams.net

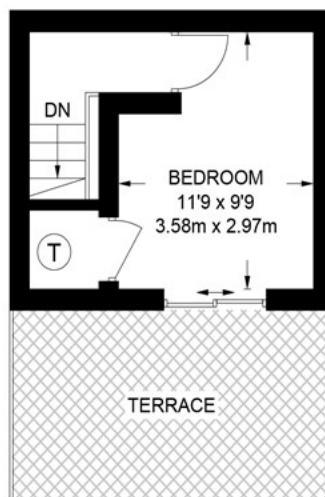
Haslams Estate Agents Ltd, 159 Friar Street, Reading, Berkshire, RG1 1HE



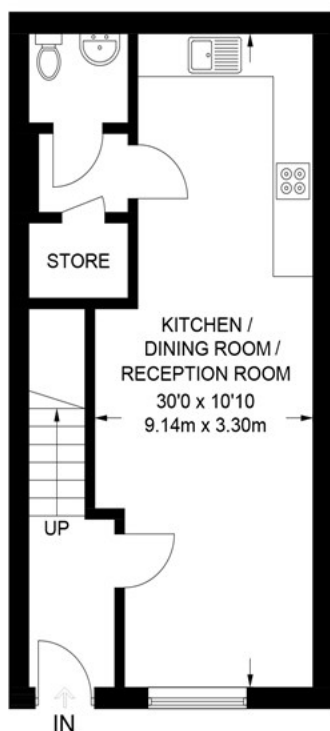




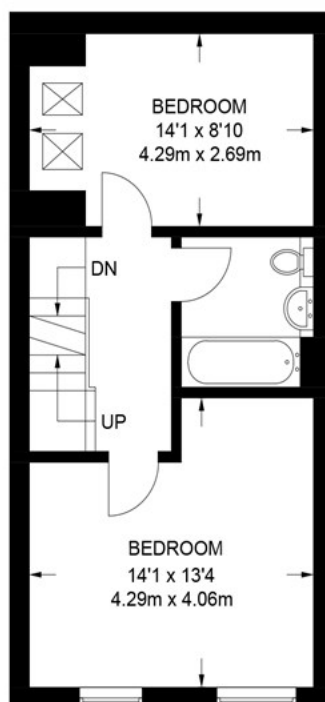
SECOND FLOOR
321 SQ FT / 29.8 SQ M



THIRD FLOOR
169 SQ FT / 15.7 SQ M



GROUND FLOOR
425 SQ FT / 39.5 SQ M



FIRST FLOOR
423 SQ FT / 39.3 SQ M

APPROXIMATE GROSS INTERNAL AREA
1338 SQ FT / 124.3SQ M

This plan has been drawn for illustrative and identification purposes only.