

Property ref: 108178

**Champlain Street,
Reading, RG2 6AE**

£3,800 PCM

HASLAM'S
Lettings



A beautifully presented & a rare opportunity to acquire this stunning five bedroom lakeside home. This promising 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. The property is conveniently situated in the popular Green Park Village development. Reading Borough Council tax band G.

Total floor area approx. 203 square meters.

Available 24/07/2026

- 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
- Lake side property; EPC rating B; Gas central heating
- Driveway & garage parking
- Opulently furnished; Managed by HASLAM'S

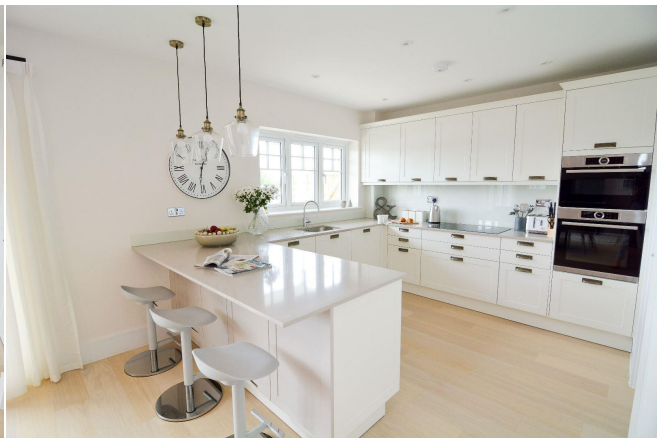
*Fees For Assured Periodic Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent 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

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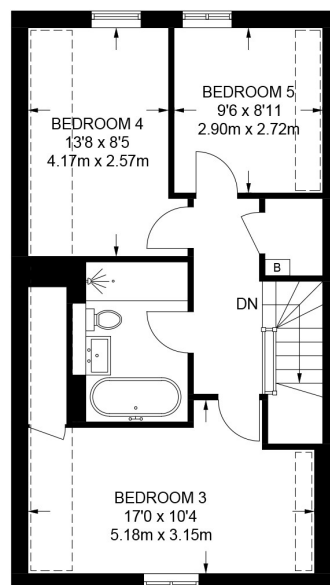
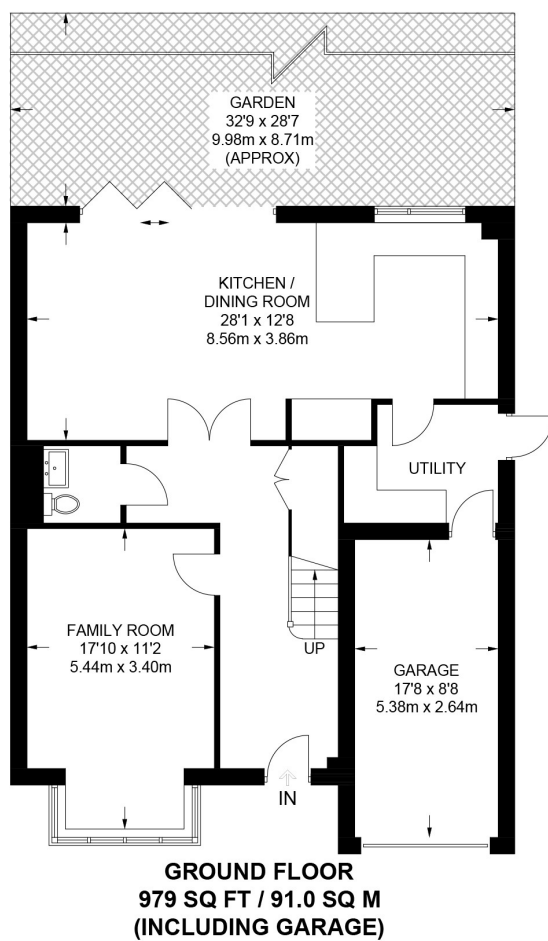
Haslams Estate Agents Ltd, 159 Friar Street, Reading, Berkshire, RG1 1HE

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

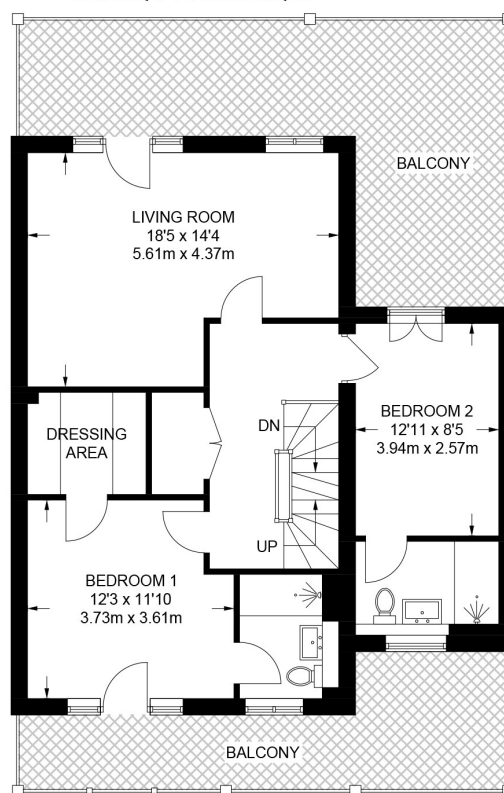




 = REDUCED HEADROOM BELOW 1.5M / 5'0



SECOND FLOOR
570 SQ FT / 53.0 SQ M



FIRST FLOOR
781 SQ FT / 72.6 SQ M

**APPROXIMATE GROSS INTERNAL AREA = 2330 SQ FT / 216.6 SQ M
(INCLUDING GARAGE)**

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