



## Champlain Street, Reading, Berkshire, RG2 6AE

£2,300 per month *Unfurnished*

4  1  2 

Stunning four bedroom townhouse set over four floors located at Green Park Village which is perfectly placed minutes from central Reading and serving excellent access to the M4. The property comprises Shaker style kitchen with Bosch integrated appliances and cloakroom on the ground floor. Located on the first floor is the living room, one double bedroom and three piece bathroom. The master bedroom benefitting from en suite shower room and balcony is located on the second floor along with a bedroom/study and terrace. A third bedroom/sun room with roof terrace occupy the top floor. Additional features include underfloor heating on the ground floor and both bathrooms and two off road parking spaces. Available 24th January 2026. Unfurnished.

### KEY FEATURES

- Four bedroom town house
- Set over four floors
- Two bathrooms
- Council tax band E
- Two parking spaces
- Available 24th January
- Unfurnished



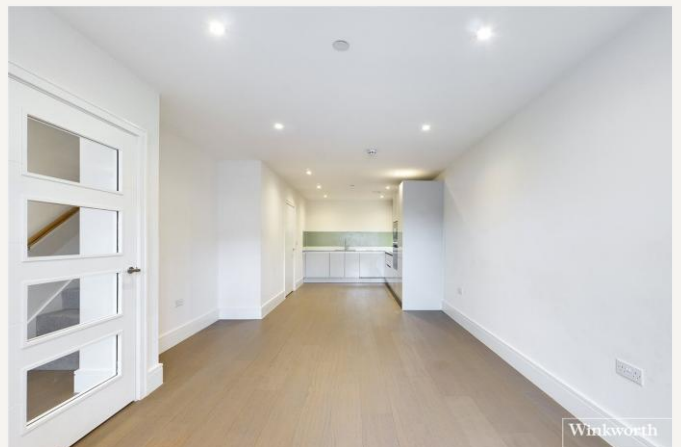
Reading

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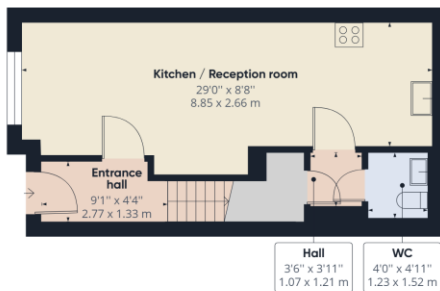




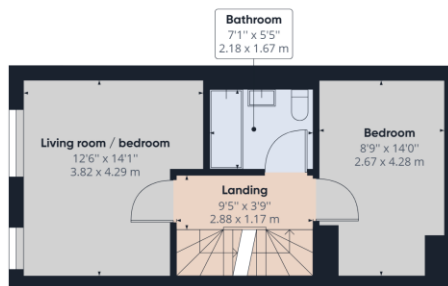


## MATERIAL INFO

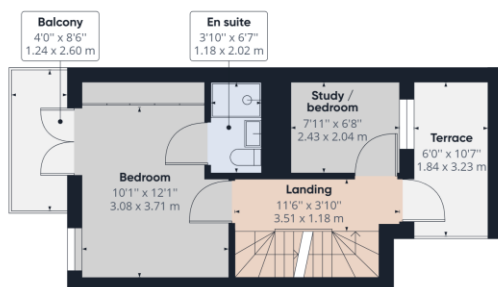
**Deposit:** £2,653.85  
**Holding Deposit:** £530.76  
**Council Tax Band:** E  
**EPC rating:** B



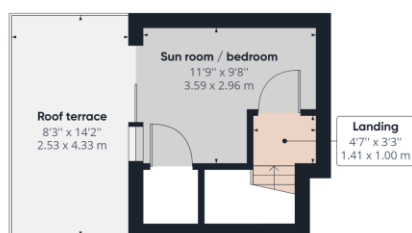
Ground Floor



Floor 1



Floor 2



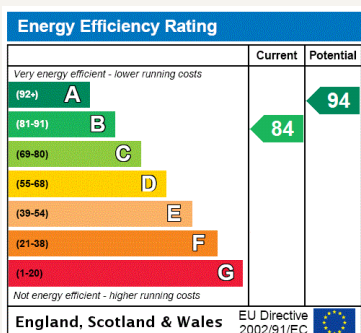
Floor 3

Approximate total area<sup>(1)</sup>  
1191.33 ft<sup>2</sup>  
110.68 m<sup>2</sup>

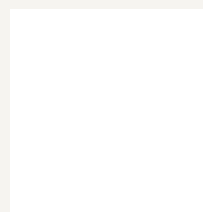
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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<https://www.winkworth.co.uk/rent/property/REA220352>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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