



Lanesborough Street, Reading, Berkshire, RG2 6BS

£2,600 per month *Furnished*

4 2 2

Brand new 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. Green Park Village is set in 60 acres of open green spaces, woodland walks and play areas and benefits from the Green Park train station linking Reading with Basingstoke and London. Ground floor accommodation comprises an open plan kitchen/diner/family room, wc and utility room. On the first floor there are two double bedrooms and a three piece bathroom. The master bedroom benefitting from an en suite shower room and balcony occupy the second floor along with a single bedroom and an internal terrace. On the top floor is the sun room featuring the large rooftop terrace. There is parking for two cars (one on the driveway and an additional allocated parking space). Available now. Furnished.

KEY FEATURES

- Brand new town house
- Set over four floors
- Two bathrooms
- Council tax band E
- Two parking spaces
- Available now
- Furnished



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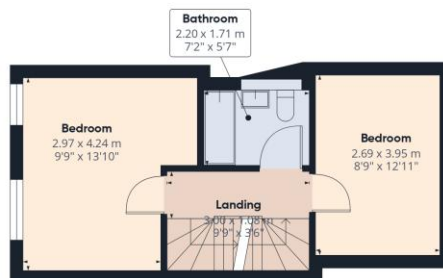


MATERIAL INFO

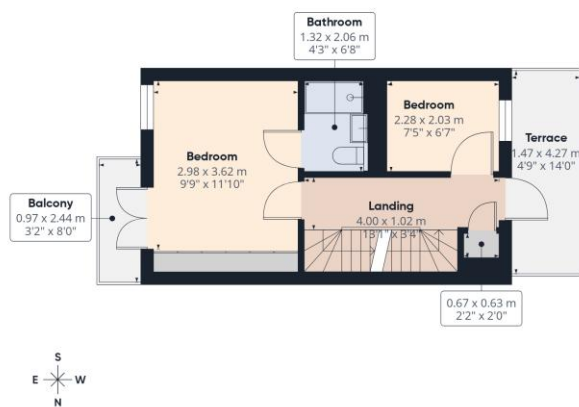
Deposit: £3,000.00
Holding Deposit: £600.00
Council Tax Band: E
EPC rating: B



Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾105.4 m²1135 ft²

Balconies and terraces

19.7 m²212 ft²

Reduced headroom

0.5 m²6 ft²

(1) Excluding balconies and terraces

Reduced headroom

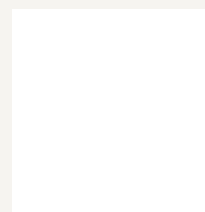
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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