



CHAMPLAIN STREET, BERKSHIRE, RG2 6AE  
£2,350 PER MONTH

## MODERN FOUR BEDROOM TOWN HOUSE WITHIN THE GREEN PARK DEVELOPMENT

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## DESCRIPTION:

Stunning three/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. On the ground floor there is an entrance hall, an open plan kitchen/diner/family room, wc and storage. The kitchen is high spec. with stone work surfaces, a range of Bosch appliances and full height glass splashbacks. On the first floor there is a lounge (which could also be utilised as a bedroom), a bedroom and a lovely family bathroom complete with a range of Villeroy & Boch sanitaryware and bespoke mirrored cabinet. The second floor boasts a delightful master bedroom with built in wardrobes, a large balcony overlooking the lake and an en-suite bathroom which is again finished to the highest of standards, a further single bedroom/study and an internal terrace. On the top floor is perhaps the most unique and innovative feature of the property, the sun room featuring the large rooftop sun terrace. This room and open space overlooking the lake which is accessed via a set of sliding doors is perfect for enjoying the outdoors and views, entertaining or could be utilised as a further spare room, TV room or home office. There is off road parking space to the front of the house along with permit controlled visitors parking on the development. Available 21st December 2024. Unfurnished.

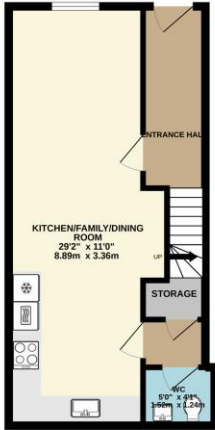
## AT A GLANCE

- Three/Four bedroom town house
- Set over four floors
- Two bathrooms
- Council tax band E
- Two parking spaces
- Available 21st December
- Unfurnished

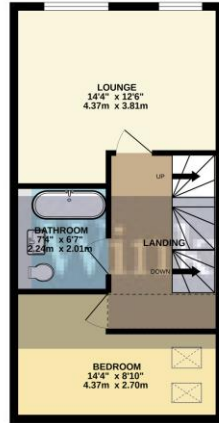




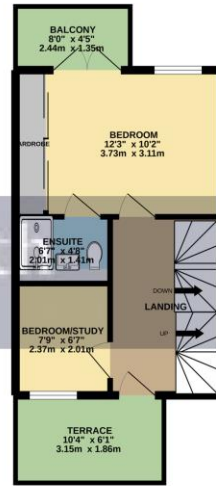
GROUND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



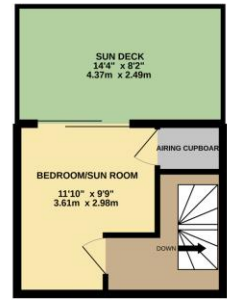
1ST FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



2ND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



3RD FLOOR  
170 sq.ft. (15.8 sq.m.) approx.



TOTAL FLOOR AREA: 1308 sq.ft. (121.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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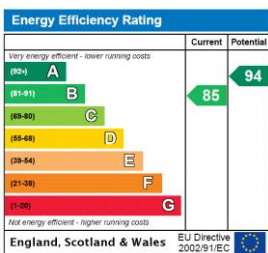
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit: £2,711.54**

**Holding Deposit: £542.30**

**Council Tax Band: E**

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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