



53, Champlain Street, Reading, RG2 6AE

£650,000

A rare opportunity to acquire a waterside townhouse in the popular Green Park development. The development benefits from several amenities including a local school, shops, Green Park station, and M4 junction 11.

The property is well-presented throughout benefitting from versatile accommodation over 4 floors comprising a sitting room, kitchen with integrated appliances, utility, and cloakroom. on the first floor, there is a bedroom with an ensuite bathroom and a bedroom/living room with a balcony. On the 2nd floor, there are a further 2 bedrooms and a family bathroom, and on the 3rd floor, there is a 20ft bedroom boasting a dual aspect roof terrace. To the exterior of the property, there is a patio garden with lake views and off-road parking.

This property is being sold with no onward chain.





- Waterside views
- Roof terrace & patio garden
- 4 bedrooms
- Off road parking
- Ensuite bathroom & cloakroom
- No onward chain



Council tax band  
Council-





#### Additional information:

##### Parking

The property has a driveway with parking for multiple vehicles

There is a yearly estate charge of £900.

Property construction – Standard form

##### Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

##### Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

##### Flooding

We understand the surface water flood risk summary for the area around the property is considered high however, this information is not specific to this property. For further information please check the gov.uk website "long term flood risk".



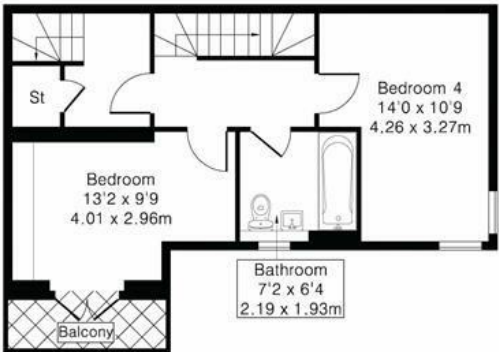
Approximate Gross Internal Area 1553 sq ft - 145 sq m

Ground Floor Area 438 sq ft – 41 sq m

First Floor Area 438 sq ft – 41 sq m

Second Floor Area 438 sq ft – 41 sq m

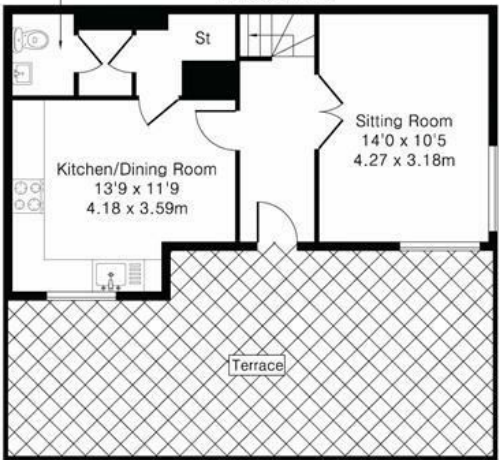
Third Floor Area 239 sq ft – 22 sq m



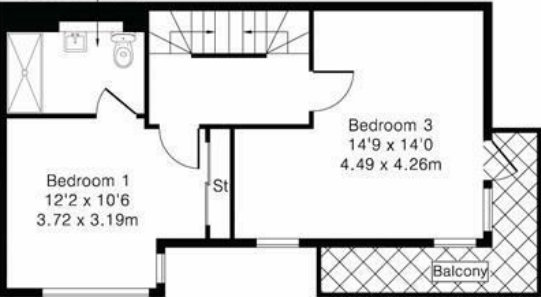
Second Floor



Third Floor



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 93        |
| (81-91) <b>B</b>                            | 86      |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.