

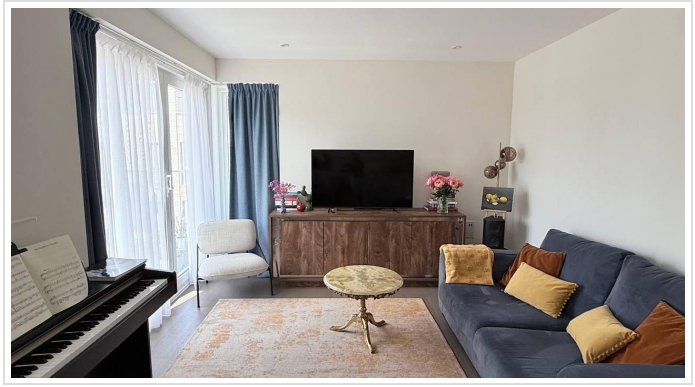


**99Home Ltd.**  
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2 Bed Flat In 51 Champlain Street , Reading, RG2 6AE

£1,850 Monthly





## SHORT DESCRIPTION

Property Ref: 16917 We are pleased to present an exceptional flat located at sought after Green Park Village development. This wonderful residence boasts 2 double bedrooms, 2 bathrooms, and 1 living rooms, offering ample space for comfortable living. Additionally, it features a fully-fitted open plan kitchen, ideal for culinary enthusiasts, along with the convenience of a Balcony and Residents parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Next door is Green Park Village Primary Academy, and 5 minutes walk to Green park village train staition, with speedy 30-mins connection to Paddington. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. Property Type: Flat Full Renting price: £1850.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: C EPC rating:B Measurement: 1645 sq.ft. Outside Space: Balcony Parking: Residents Heating Type: Underfloor Heating -----

2

Bed Room(s)

2

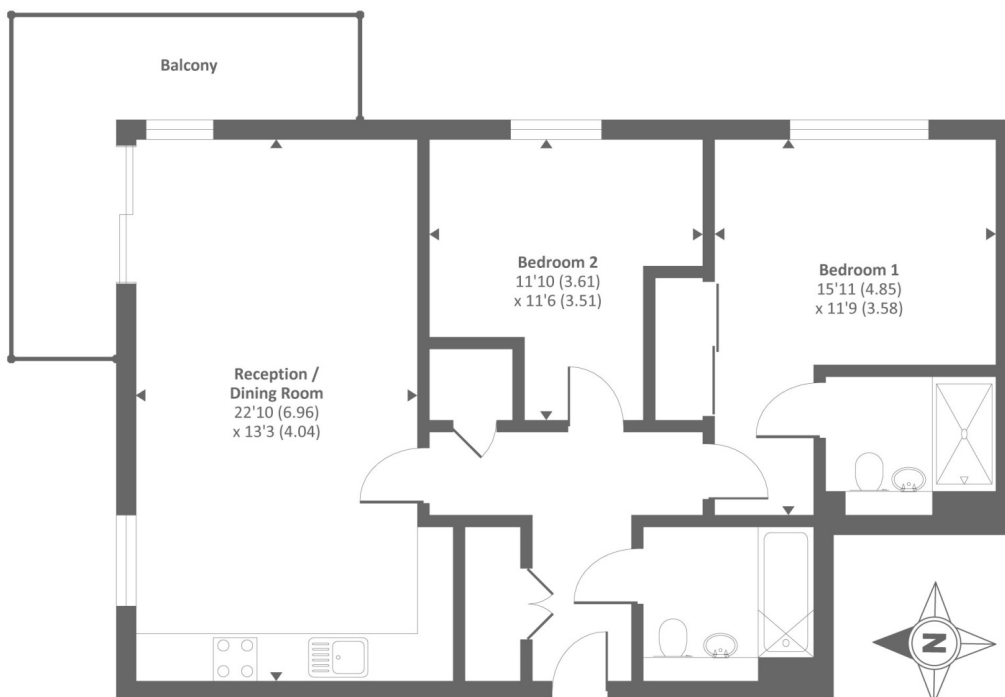
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Second floor

Approx. gross internal floor area 772 SQFT / 71.7 SQM  
Approx. gross external floor area 873 SQFT / 81.1 SQM  
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# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 85 B    | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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