



Bespoke

Bespoke at 7, 123 Champlain Street, Reading

In Excess of £400,000

ESTATE AGENTS



Flat 7

123 Champlain Street, Reading

2-bed apartment in Green Park Village with stunning lake views. Bright 20'9 living room, integrated kitchen, 2 double bedrooms (master en-suite), lift access, 23' covered balcony, residents' parking, no onward chain. Ideal for commuters, first time buyers or buy to let investors, a tranquil oasis to call home. Council Tax band: C

Tenure: Leasehold

- Stunning Views Over Lake & Surrounding Nature
- 20'9 Living Room, Light & Bright With Amazing Views
- Wonderful Integrated Kitchen
- Two Double Bedrooms, En-Suite To Master
- 5 Minute Walk To Green Park Station
- Beautiful Decorative Order
- Allocated Residents & Visitors Parking
- No Onward Chain Complications
- Delightful Setting On The Sought After Green Park Village Development
- Second Floor, With Lift In The Block

Communal Entrance Hall

Access via video intercom system, which can also be synced via the app to your phone, lift and stairs to all floors.

Entrance Hall

Large built in storage cupboard, doors to all rooms, window.

Living Room

20' 9" x 11' 3" (6.33m x 3.43m)

A light and bright room, dual aspect with windows to side overlooking greenery, window and door to balcony. Radiator, contemporary open plan to kitchen.

Kitchen

A beautiful finished kitchen with gloss fronted eye and base level units, work tops over with inset sink. Built in oven an hob, hood over, integrated fridge/freezer, built in dishwasher, window to side. Breakfast bar.

Bedroom One

10' 1" x 8' 6" (3.07m x 2.58m)

Superb views over the lake, built in wardrobe, radiator, door to en-suite.

En-Suite

A modern fitted suite with double width walk in shower cubicle, floating sink, concealed cistern W.C. tiled walls, tiled floor, towel rail. Fitted mirror fronted medicine cabinet.

Bedroom Two

11' 0" x 9' 5" (3.36m x 2.88m)

Rear aspect with pleasant views, radiator.

Bathroom

7' 4" x 6' 3" (2.23m x 1.91m)

A stunning fitted bathroom with enclosed bath, shower screen and shower over, floating sink, concealed cistern W.C. tiled walls, towel rail, fitted medicine cabinet with mirrored front, tiled floor.





BALCONY

23' 5" x 10' 5" (7.13m x 3.17m)

Outrageously stunning views over the lake, this covered balcony offers ample space for sitting, entertaining or relaxing. A space to relax and unwind, close to nature.

ALLOCATED PARKING

1 Parking Space

Allocated parking located to the front of the property, with additional visitors parking spaces close by.



