



ROBERT PARKER ROAD, READING, RG1 3FN  
GUIDE PRICE **£375,000** LEASEHOLD

## A RARELY AVAILABLE AND UNIQUE TWO BEDROOM TOWN CENTRE MAISONETTE BENEFITTING FROM THREE BALCONIES

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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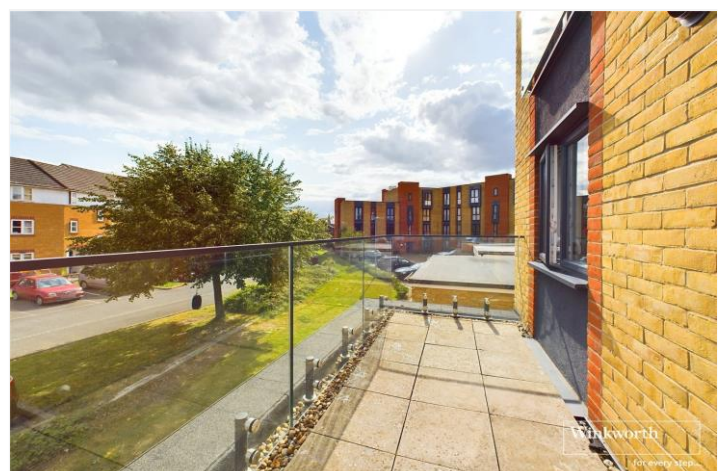


## DESCRIPTION:

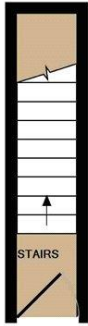
Built by Belway Homes in 2017 a superb contemporary three storey maisonette offering good sized well-appointed accommodation throughout. Conveniently located within a short walk of the town centre and the train station with its direct link to London Paddington in just over 20 minutes and on London's tube network with Crossrail and the Elizabeth Line. On entering the property from the ground floor level there is a staircase that leads up to a good sized first floor landing with balcony to one end. There is a lovely bright open plan living space with a high spec kitchen to one end with a range of Zanussi integrated appliances and there is a wrap around balcony to the front. On the top floor there are two bedrooms, the master has it's own en-suite and a large 'wrap-around' balcony, and the second double bedroom is complemented by a modern bathroom. The property further benefits from off-road parking. This delightful modern home would suit a commuter or make an excellent first time or investment purchase.

## AT A GLANCE

- Three Large Balconies
- Two Double Bedrooms
- Open Plan Living Space with High Spec Kitchen
- En-suite Shower Room & Further Bathroom
- Off Road Parking
- Council Tax Band C
- Service Charge £986.32 pa
- Ground Rent £300 pa
- Buildings Insurance £407.04 pa



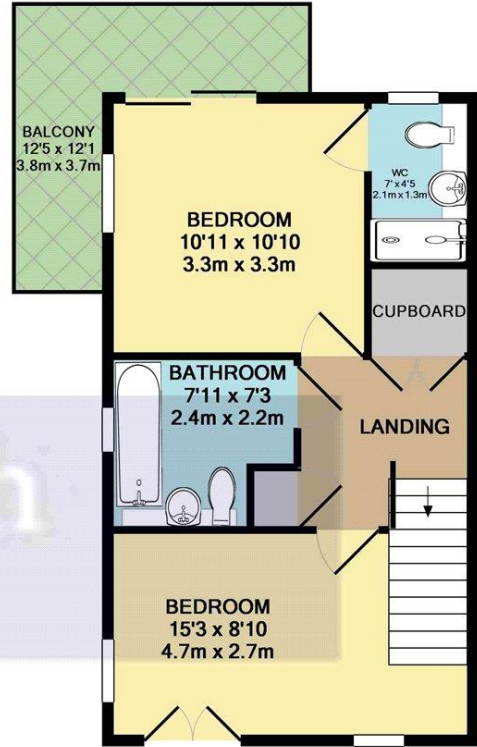




GROUND FLOOR  
APPROX. FLOOR  
AREA 39 SQ. FT.  
(3.6 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 422 SQ. FT.  
(39.2 SQ. M.)

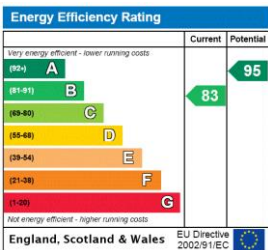


2ND FLOOR  
APPROX. FLOOR  
AREA 412 SQ. FT.  
(38.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 872 SQ. FT. (81.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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