

**WEST FRYERNE, PARKSIDE ROAD, READING, RG30 2BY**  
**GUIDE PRICE £235,000 LEASEHOLD**

**A WELL-APPOINTED TWO BEDROOM SPLIT LEVEL  
MAISONETTE SITUATED IN THIS SOUGHT AFTER  
DEVELOPMENT WITHIN WALKING DISTANCE OF THE  
TOWN CENTRE AND PROSPECT PARK**

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## DESCRIPTION:

A superb two-bedroom split level maisonette offering good sized well-appointed accommodation and situated in this sought-after development, off of a popular tree lined road and within walking distance of Prospect Park, the town centre and the train station. From the ground floor there is a personal entrance door that leads up to the first-floor landing where there is a good-sized sitting/dining room with a Juliette balcony and a modern kitchen. Further stairs lead up to the second-floor landing where there are two good sized bedrooms, the master bedroom has a bank of built in wardrobes and a further storage cupboard to one corner, bedroom two has a built in a storage cupboard and are both complemented by a modern bathroom. The property further benefits from a long lease, gas central heating, double glazed windows, well-kept communal gardens and there is off road parking to the development and additional parking on Parkside Road. West Reading train station is within a 10/15 minute walk and Reading town centre is approximately a 25 minute walk. Reading train station has direct links to London Paddington in just over 20 minutes and is on the Elizabeth Line (Crossrail) linking Reading with the City of London and Canary Wharf. All in all a wonderful first time or an investment purchase, a viewing is highly recommended.

## AT A GLANCE

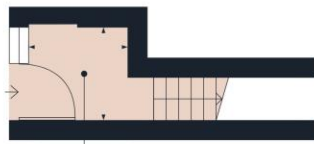
- Sought After Development
- Ideal First Time Or Investment Purchase
- Split Level Maisonette
- Modern Kitchen
- Two Bedrooms
- Modern Bathroom
- Service Charge & Ground Rent £1,200 pa
- 971 Years Remaining On The Lease
- Council Tax Band C











**Hallway**  
5'6" x 5'1"  
1.70 x 1.57 m

Ground Floor



**Kitchen**  
8'11" x 7'11"  
2.74 x 2.41 m

**Living Room**  
11'7" x 13'6"  
3.54 x 4.13 m

**Landing**  
11'5" x 2'8"  
3.50 x 0.83 m

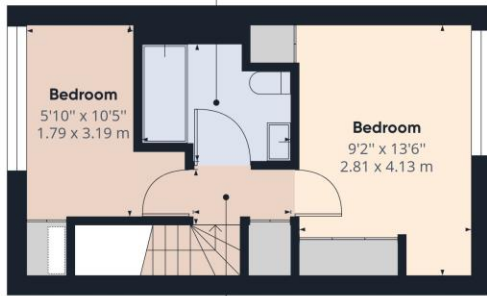
Floor 1

Approximate total area<sup>(1)</sup>  
638.63 ft<sup>2</sup>  
59.33 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Bathroom**  
7'9" x 6'5"  
2.38 x 1.97 m

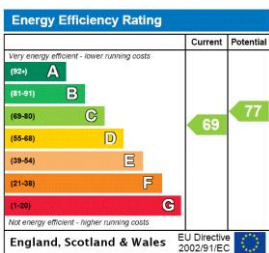
**Bedroom**  
5'10" x 10'5"  
1.79 x 3.19 m

**Bedroom**  
9'2" x 13'6"  
2.81 x 4.13 m

**Landing**  
5'0" x 2'10"  
1.54 x 0.87 m

Floor 2

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.



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