



sansome  george

8, West Fryerne Parkside Road, Reading, Berkshire, RG30 2BY
Guide Price £240,000 Leasehold

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Residential Sales & Lettings

- Sought After Purpose Built Maisonette
- Split Level Over First & Second Floors
- Private Entrance Hall At Ground Level
- Separate Fitted Kitchen
- Fully Tiled Modern Bathroom

- No 'Onward Chain; Complications
- Well Tended Residents Gardens & Car Park
- Living Room With Southerly Aspect Balcony
- Two 'Double' Bedrooms
- UPVC Double Glazing & GRCH (n/t)

Situated between Tilehurst Road and Parkside Road, West Fryerne is an established and desirable purpose built development of maisonettes set in well maintained, communal grounds, located approximately 1.5 miles to the west of Reading town centre. West Reading Train Station (linking Reading Mainline, Paddington, Theale, Newbury and Basingstoke) is within under 10 minutes walk plus numerous regular bus services and a wealth of amenities to include local convenience stores and Prospect Park are all within walking distance. Junctions 11 or 12 of the M4 Motorway, are a simple commute by car via the A4 Bath Road.

With well proportioned accommodation arranged over the first and second floors, the property is approached at ground level with a private front door opening to an entrance hall where stairs rise to the first floor landing with built in storage cupboards, stairs rising to the second floor and doors to the living room and a separate and well appointed front aspect kitchen. The rear aspect living room enjoys a southerly rear aspect with stripped wood effect flooring and a glazed door opening to a balcony. On the second floor, a landing services two 'double' bedrooms which are serviced by a fully tiled bathroom with white suite including shower over bath with glazed screen and a heated towel rail. Other general features to note include UPVC double glazing and gas fired central heating to radiators (n/t). Outside, well maintained leafy grounds are for shared use of residents and include a bicycle and bin storage. The residents car park is accessed via Parkside Road.

Offered to the market with the added advantage of 'No Onward Chain' complications, this well proportioned, bright and airy flat must be seen to be appreciated. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

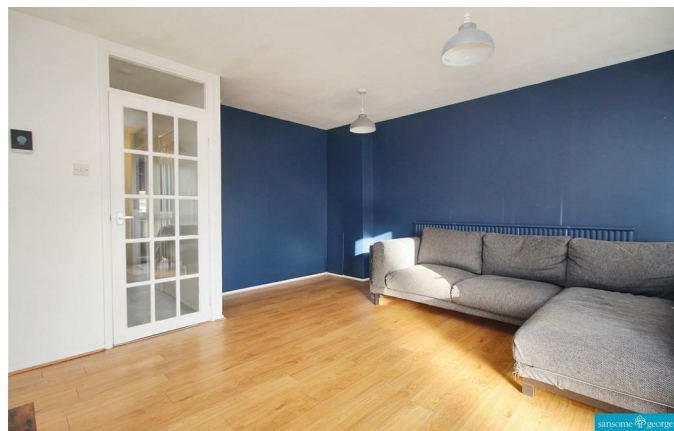
Reading Borough Council - Band C

LEASEHOLD INFORMATION (as advised by the vendor):-

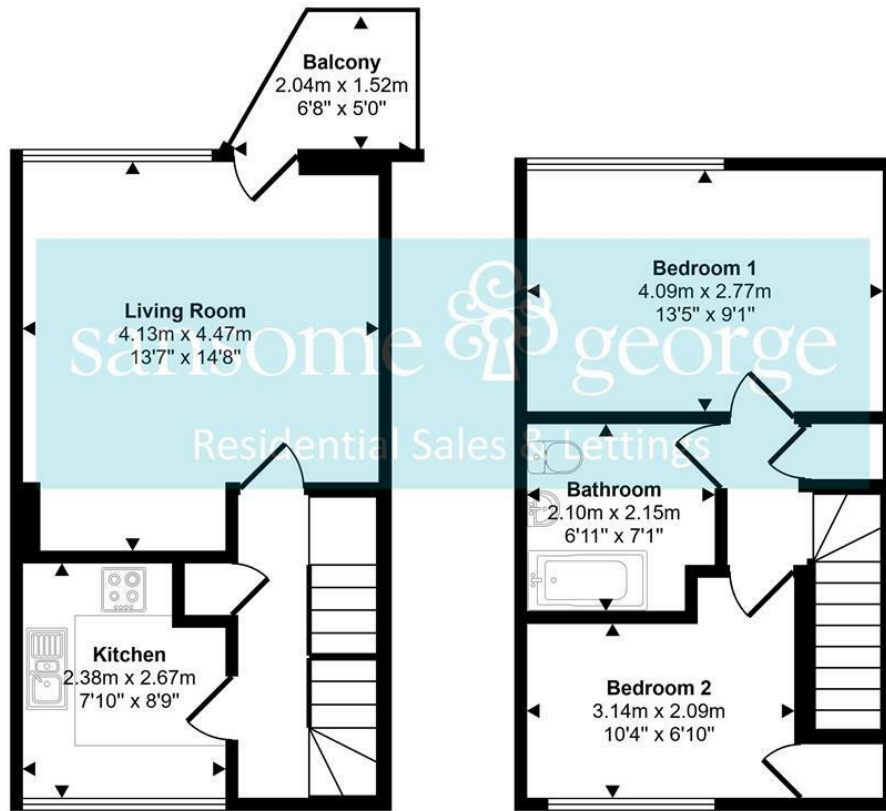
Lease Term:- 999 year lease from 31st October 1970 hence circa 944 years remaining

Ground Rent:- £20 per annum

Service/Maintenance Charges:- £1440 per annum to include buildings insurance



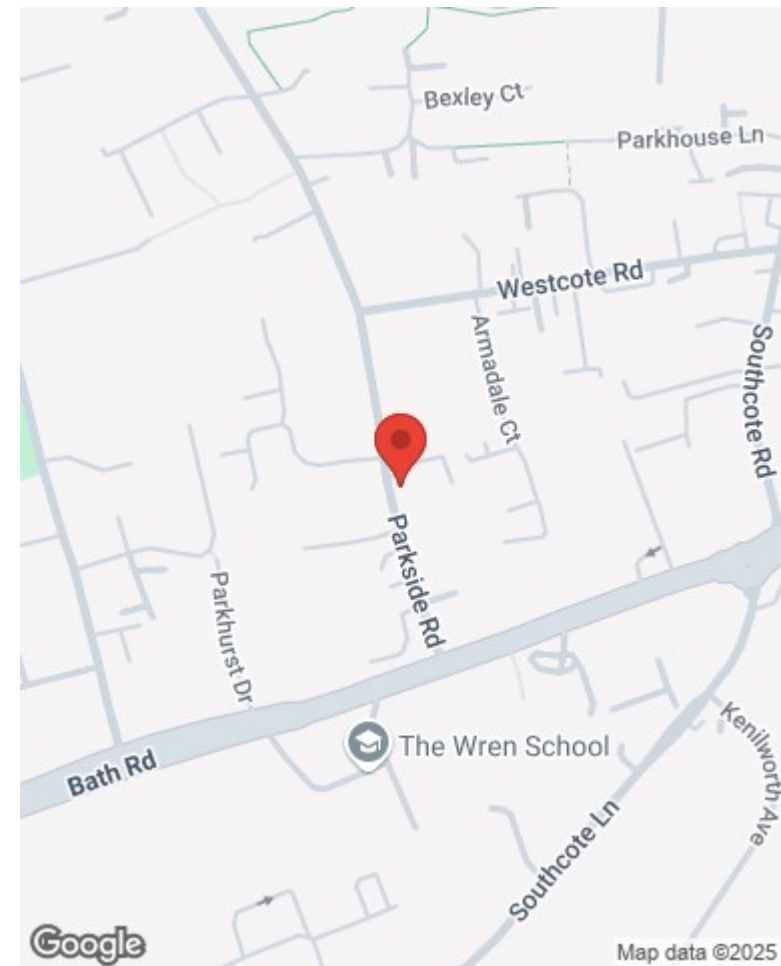
Approx Gross Internal Area
60 sq m / 648 sq ft



First Floor
Approx 30 sq m / 325 sq ft

Second Floor
Approx 30 sq m / 322 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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