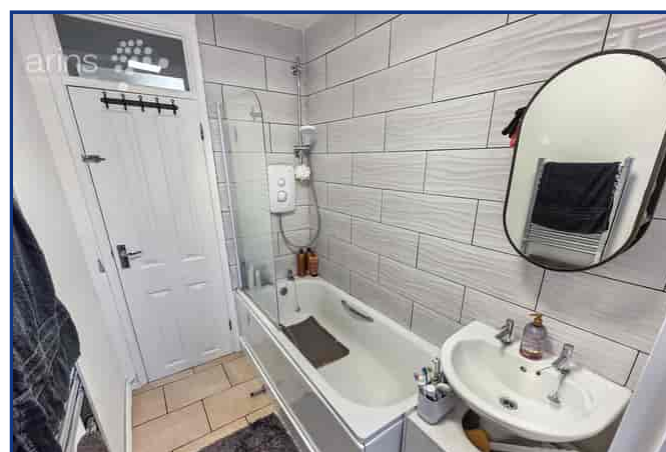


21 Frensham Green, Reading, Berkshire. RG2 8EH.



3 Maiden Lane Centre  
Berkshire  
Reading RG6 3HD  
Tel: 0118 926 8260  
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21 Frensham Green, Reading, Berkshire. RG2 8EH.

£235,000 Leasehold

Arins property services are pleased to present for sale this very well maintained two bedroom ground floor maisonette situated just a couple of miles south of Reading town centre which is located in central Berkshire. The accommodation comprises a communal staircase area which also gives access to the rear garden, front door to main entrance hall, Lounge/dining room, two bedrooms, kitchen and bathroom. The outside benefits from a large south west facing front garden that offers a great deal of privacy and a small rear garden to the rear. The property has on street parking where you can park close to the property. The location is excellent as it offers easy access to all local amenities including a selection of shops including a Tesco express and a variety of fast food outlets. There is an excellent bus service nearby which takes you to Reading in approximately fifteen minutes and the M4 motorway can be accessed in less than a five minute drive. The local primary schools of Whiteknights and Hillside are within walking distance and there are a selection of secondary schools to choose from all a short drive away. The property has been well maintained by the present owners and we feel an internal viewing will be highly recommended.

- Two large double bedrooms
- Front and a rear garden
- Modern kitchen and bathroom
- New 177 Year lease
- £816.76/year, Service charge, ground rent and building insurance
- Modern fitted kitchen and bathroom
- Close to all local amenities
- Bus route nearby
- Newly fitted double glazing with Fensa certificate
- Good decorative condition

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



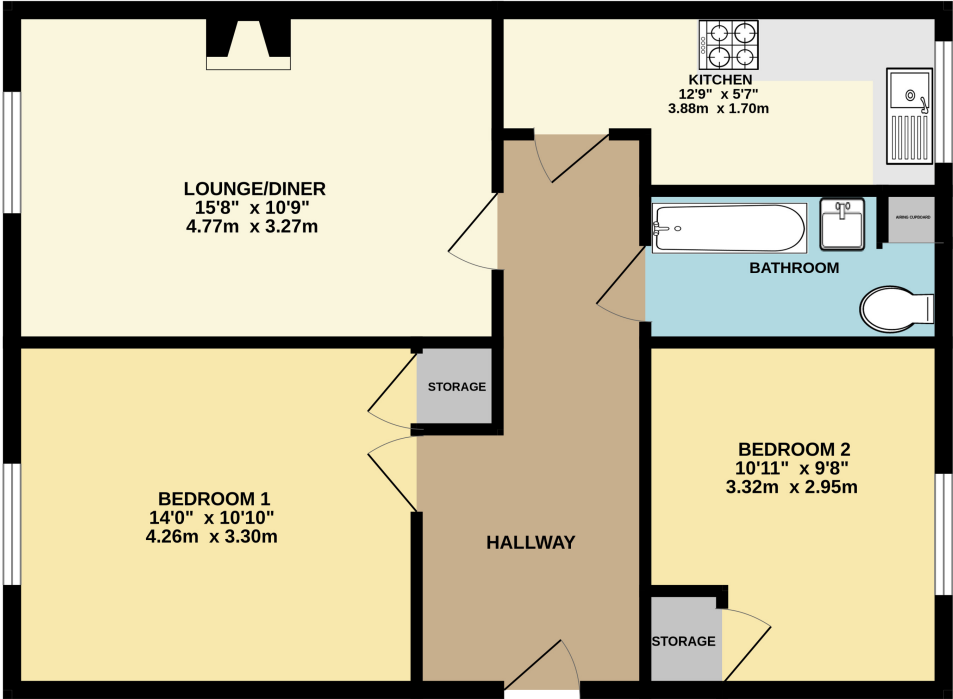
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Property Description

GROUND FLOOR

Entrance hall

Lounge/dining room

3.30m x 4.78m (10' 10" x 15' 8")

kitchen

2.16m x 3.91m (7' 1" x 12' 10")

Bedroom one

3.30m x 4.32m (10' 10" x 14' 2")

Bedroom two

2.92m x 3.30m (9' 7" x 10' 10")

Bathroom

OUTSIDE

Front and rear gardens

Council Tax Band

B

