

Church Street, Reading, Berkshire, RG1 2SB

£300,000

Walmsley

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Walmsley Estate Agency are pleased to present this charming two-bedroom first floor duplex maisonette, professionally converted in 2019 and situated within a conservation area on historic Church Street, in the heart of central Reading. The well-presented accommodation boasts a private entrance, entrance hall with storage cupboard with stairs leading to the first floor accommodation, an open-plan living/dining and kitchen area featuring a shaker-style fitted kitchen with integrated appliances, two double bedrooms, a modern bathroom suite and an understairs utility cupboard with a washing machine.
Ideally positioned for both commuters and those seeking a vibrant town centre lifestyle, the property is within easy walking distance of Reading mainline railway station, offering fast direct services to London Paddington, the Elizabeth Line, and connections across the South East. The Oracle shopping centre, a wide range of restaurants, cafés, bars and leisure facilities, together with attractive riverside walks along the Thames and Kennet, are all close at hand.
Further benefits include central heating, an allocated parking space, and the advantage of no onward chain.

Share of freehold; 999-year lease/No ground rent/Service charge: £100 per calendar month
Council Tax Band-C
EPC-D
https://moverly.com/property/church-street-reading-rg1/SirAzYNpQqvzKBBpGDwUcj

Tenure - Leasehold - Share of Freehold

















- No onward chain
- Duplux maisonette
- Two double bedrooms
- Parking
- Share of the freehold; 999 year lease
- Walking distance of station

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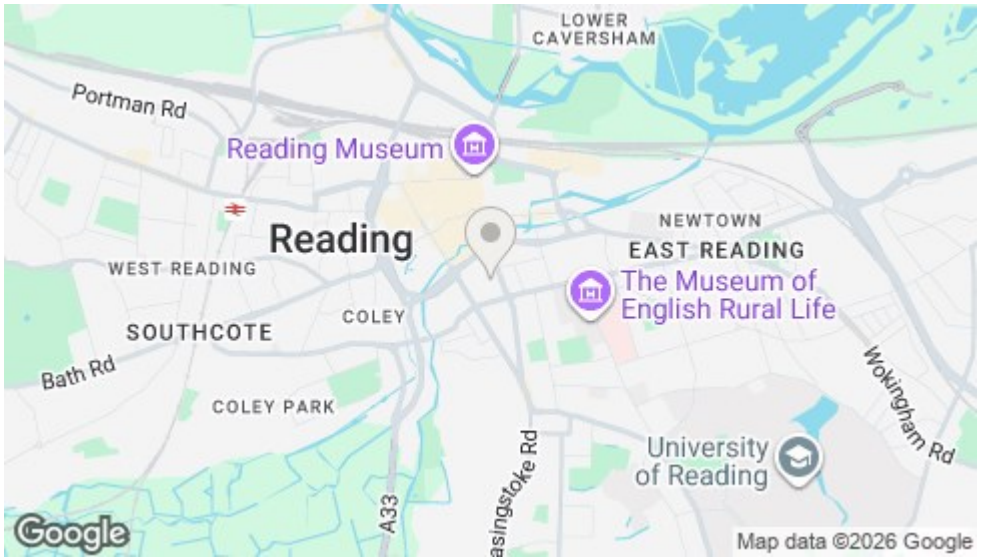











LOWER CAVERSHAM
Portman Rd
Reading Museum
Reading
NEWTOWN
EAST READING
WEST READING
The Museum of English Rural Life
SOUTHCOTE
COLEY
Bath Rd
COLEY PARK
Wokingham Rd
University of Reading
A33
Google
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Approximate Gross Internal Area 1013 sq ft - 94 sq m

Ground Floor Area 52 sq ft – 5 sq m

First Floor Area 634 sq ft – 59 sq m

Second Floor Area 327 sq ft – 30 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

9-11 Bridge Street, Caversham, Reading, RG4 8AA

Email: cavershamsales@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

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