



LUSCINIA VIEW, READING, BERKSHIRE, RG1 8AF
£270,000 LEASEHOLD

**TWO BEDROOM TWO BATHROOM APARTMENT
 CLOSE TO TRAIN STATION AND TOWN CENTRE
 AVAILABLE WITH NO ONWARD CHAIN**

Reading | 0118 4022 300 | reading@winkworth.co.uk

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DESCRIPTION:

This beautifully redecorated upper floor apartment with lift, boasting two bedrooms and two bathrooms, is offered with no onward chain. The contemporary kitchen/living/dining area is ideal for both entertaining and unwinding. Step out onto the larger corner balcony to enjoy breathtaking views of the nearby parks and river beyond. Residents can take advantage of the secure parking facilities and convenient access to the train station. Situated in a sought-after development near the town centre, this property promises both comfort and convenience. Don't miss out on the chance to make this modern apartment your own - contact us today to schedule a viewing and discover the tranquillity and elegance it has to offer

AT A GLANCE

- No Onward Chain
- Two Bedrooms
- Two Bathrooms
- Corner Balcony
- Views Onto Park And River Beyond
- Secure Allocated Parking
- Recently Redecorated Throughout
- Close To Train Station And Town Centre



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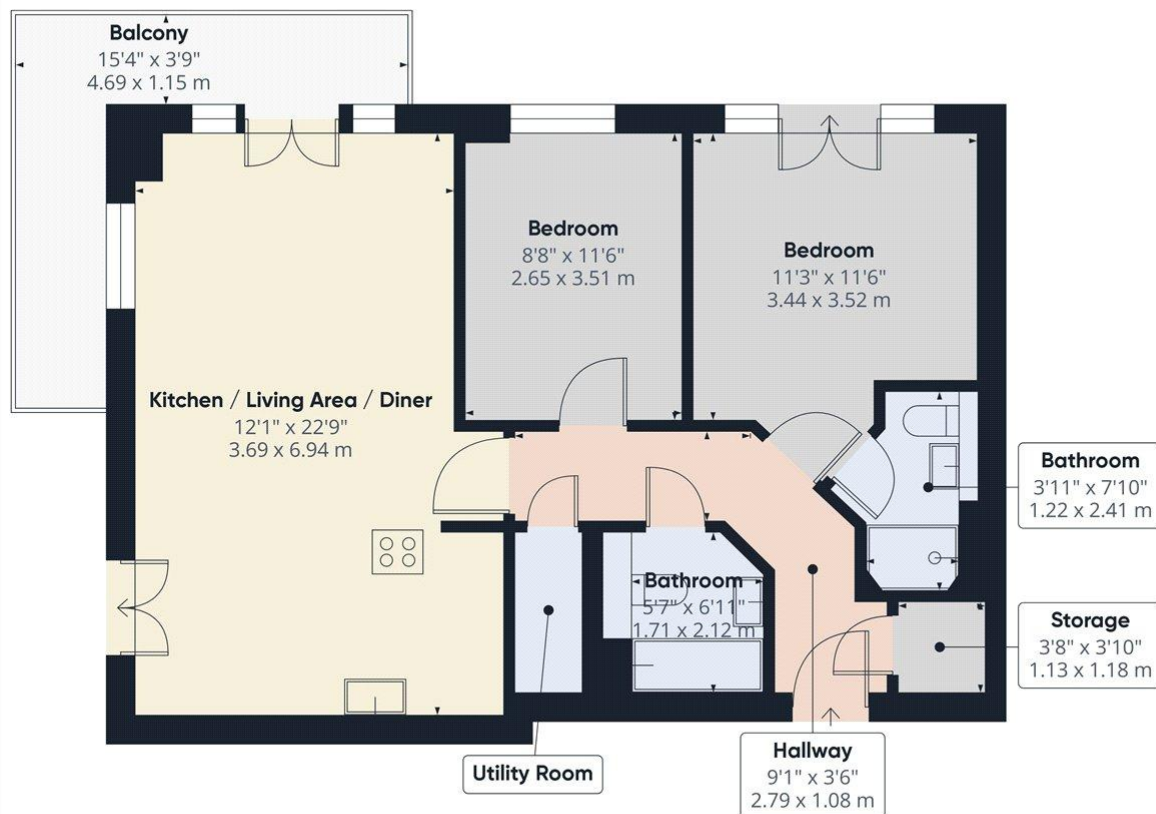
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Approximate total area⁽¹⁾

718.6 ft²
66.76 m²

Balconies and terraces

103.12 ft²
9.58 m²

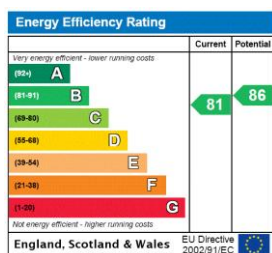
(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.



Tenure: Leasehold

Term: 133 year and 7 months

Service Charge: £2150 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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