



LUSCINIA VIEW, READING, BERKSHIRE, RG1 8AE
£1,650 PER MONTH FURNISHED

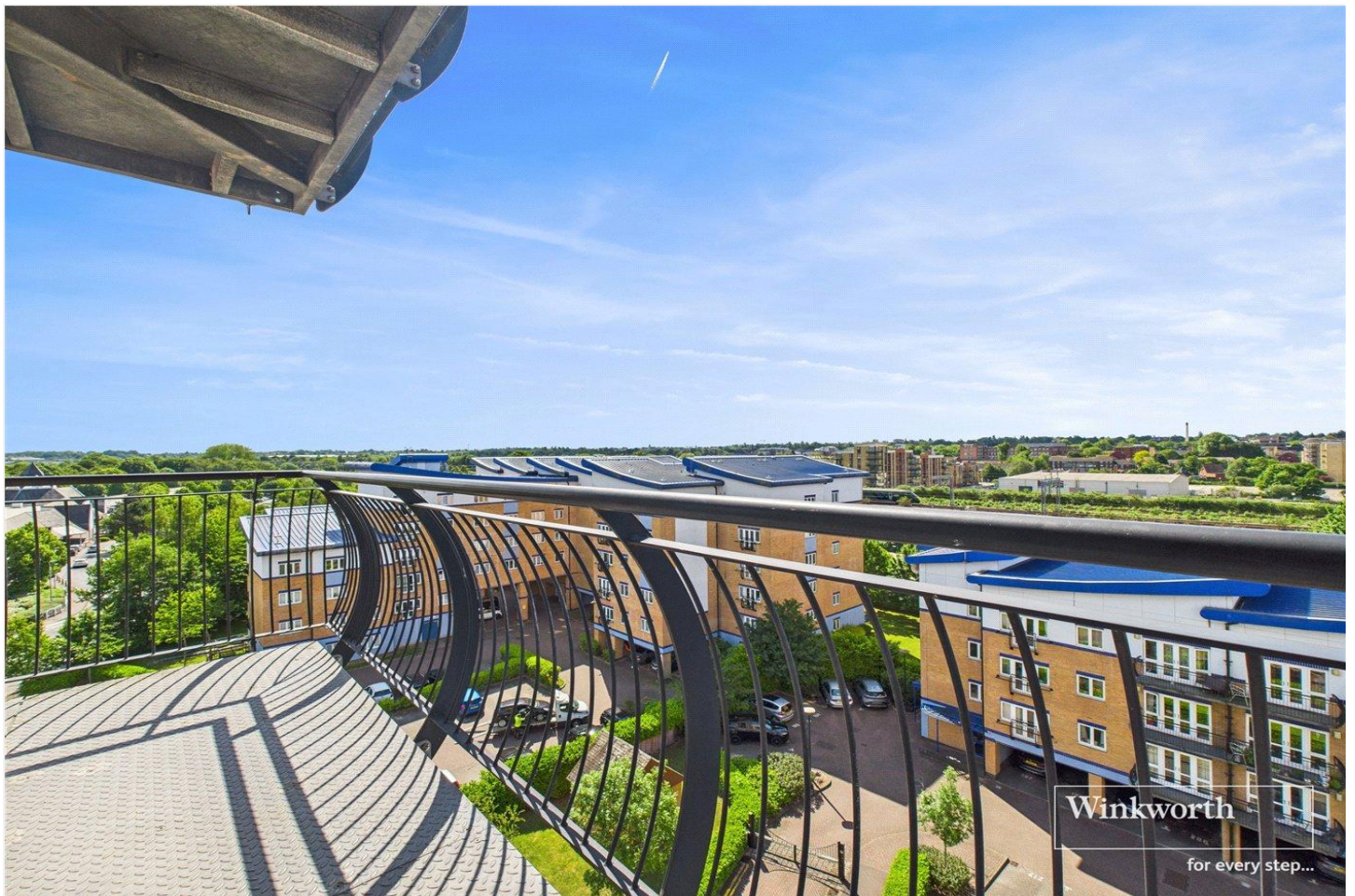
SPACIOUS TWO BEDROOM APARTMENT WITH PRIVATE BALCONY A SHORT WALK FROM READING STATION

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

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DESCRIPTION:

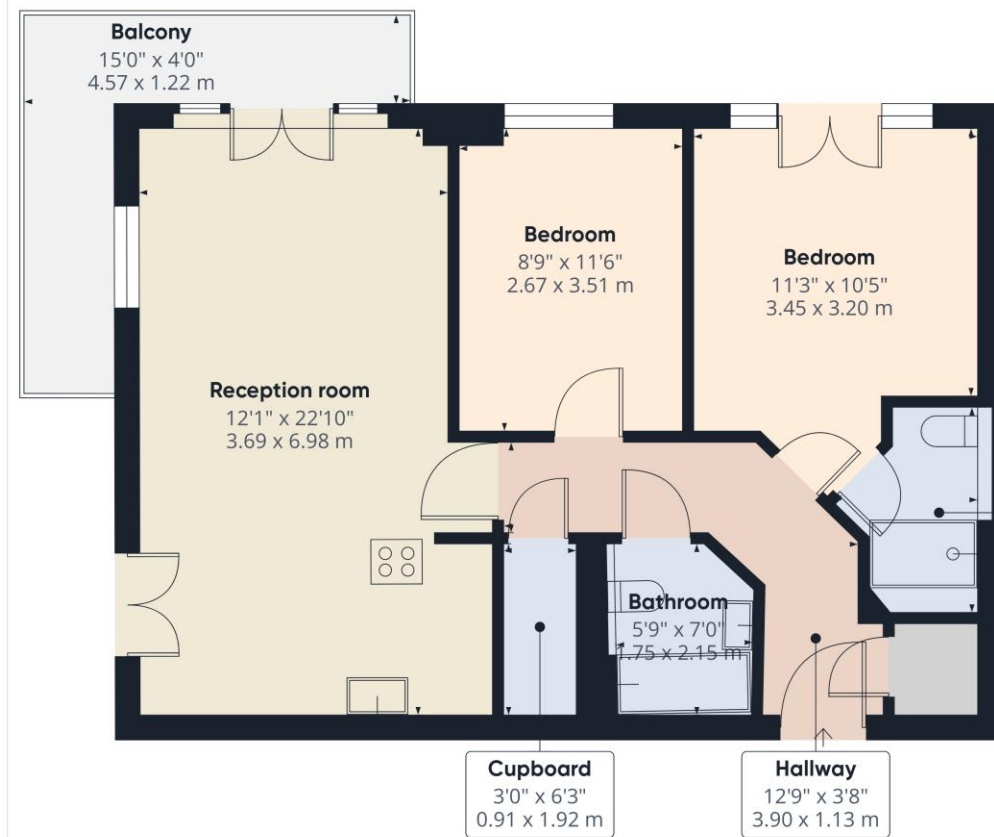
Spacious two bedroom apartment occupying the seventh floor of this modern development located close to the town centre and mainline train station. Accommodation comprises two double bedrooms, en suite shower room to the master bedroom, three piece bathroom and an open-plan living area incorporating a fully fitted kitchen with integrated appliances. The property also benefits from a private balcony, lift access and an allocated parking space. Available now. Furnished.

AT A GLANCE

- Open Plan Living Area
- Two Double Bedrooms
- Seventh Floor with Lift Access
- Council tax band C
- Close to Town Centre
- Allocated parking space
- Available now
- Furnished







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Approximate total area⁽¹⁾

717 ft²
66.7 m²

Balconies and terraces

100 ft²
9.3 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 are based on RICS IPMS 3C standard.

GIRAFFE 360

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.

Deposit: £1,903.85

Holding Deposit: £380.76

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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