



LUSCINIA VIEW, READING, BERKSHIRE, RG1  
**£280,000 LEASEHOLD**

## TWO BEDROOM THIRD FLOOR APARTMENT OFFERED WITH NO ONWARD CHAIN CLOSE TO TOWN CENTRE & TRAIN STATION

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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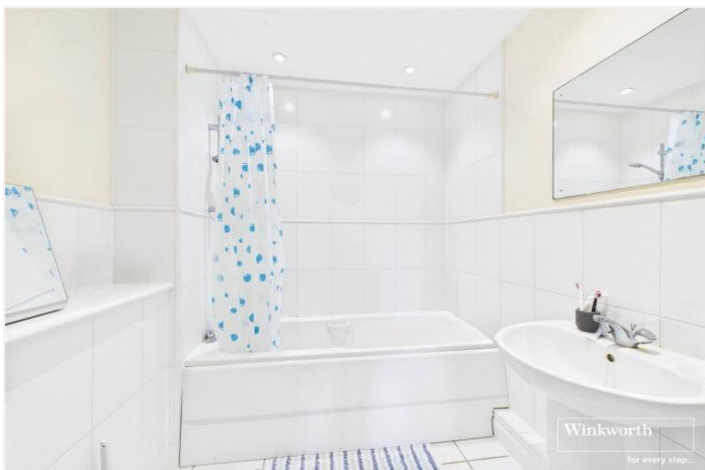
## DESCRIPTION:

This contemporary two-bedroom apartment, located on the 3rd floor of a purpose-built development, is a must-see property with no onward chain. The apartment offers a spacious and modern living environment. The master bedroom features an ensuite, while a family bathroom serves the second bedroom. The modern open-plan kitchen/dining/living area leads out to a large balcony, perfect for enjoying the outdoors.

Residents can benefit from allocated parking spaces and the convenience of being close to the town centre and train station. This property is ideal for professionals, small families, or investors looking for a stylish and well-connected home. Don't miss out on the chance to view this desirable upper-floor apartment. Contact us today to arrange a viewing.

## AT A GLANCE

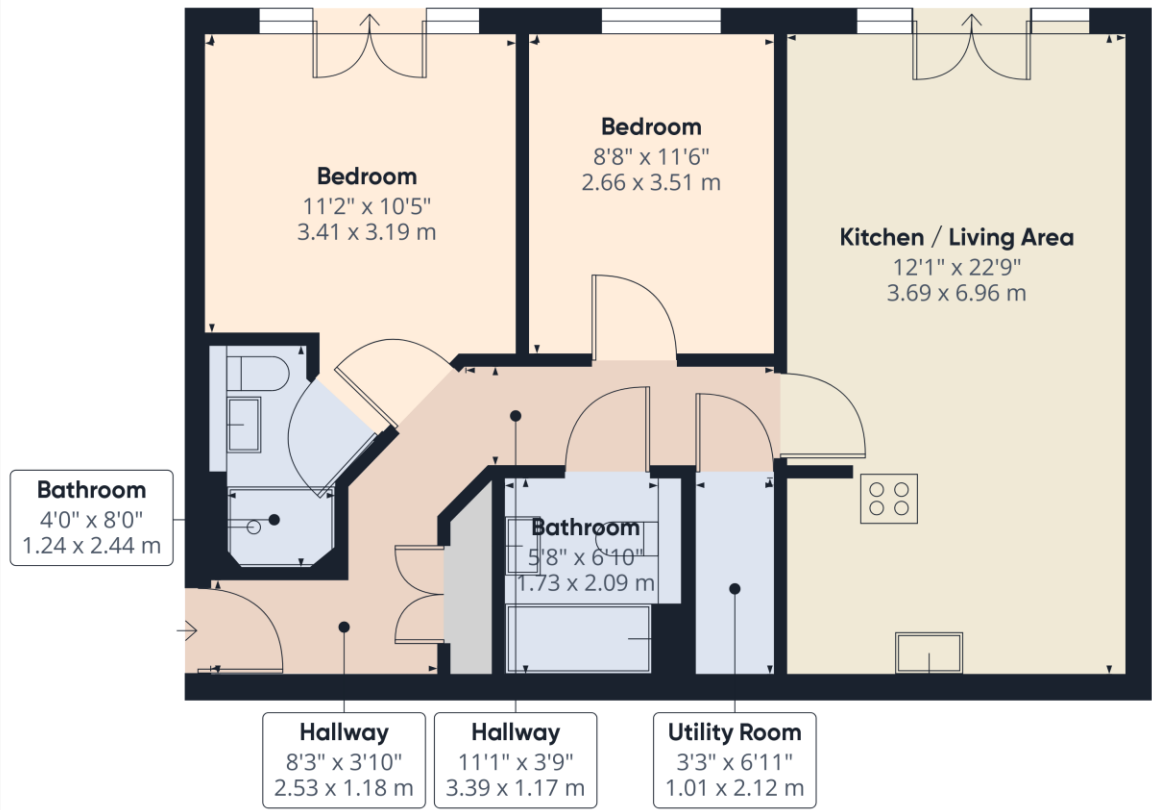
- No Onward Chain
- Close To Reading Town Centre & Train station
- Two Double Bedrooms
- Ensuite To Master Bedroom
- Third Floor With No Lift
- Balcony
- Allocated parking











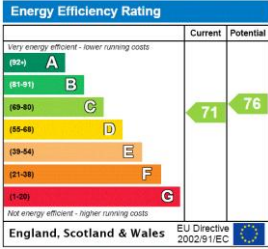
Approximate total area<sup>(1)</sup>  
721.61 ft<sup>2</sup>  
67.04 m<sup>2</sup>

(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.

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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:** 135 year and 0 months  
**Service Charge:** £2200 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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