



Winkworth

for every step...

Luscinia View, Napier Road, Reading, RG1 8AB

£1,650 per month *Furnished*



Newly decorated spacious two bedroom apartment occupying the second floor of this modern development located close to the town centre and Reading train station. Accommodation comprises brand new kitchen which is open plan to the living room, private balcony, two double bedrooms, en suite shower room to the master bedroom and a further three piece bathroom. Further benefits include a large storage cupboard, video entry phone system and an allocated parking space. Available now. Furnished.

KEY FEATURES

- Second floor apartment
- Brand new kitchen
- Two bathrooms
- Council tax band C
- Allocated parking space
- Available now
- Furnished

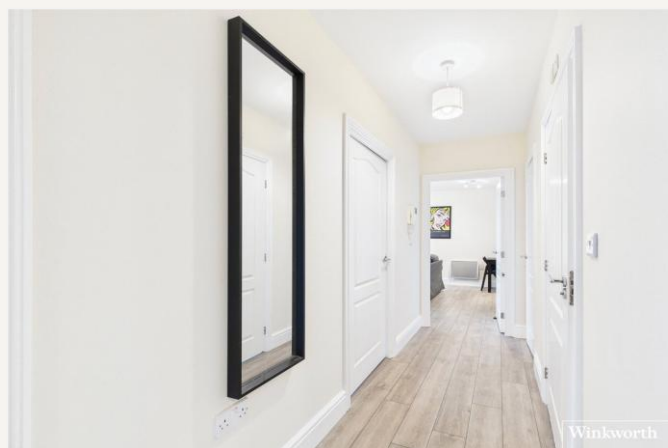


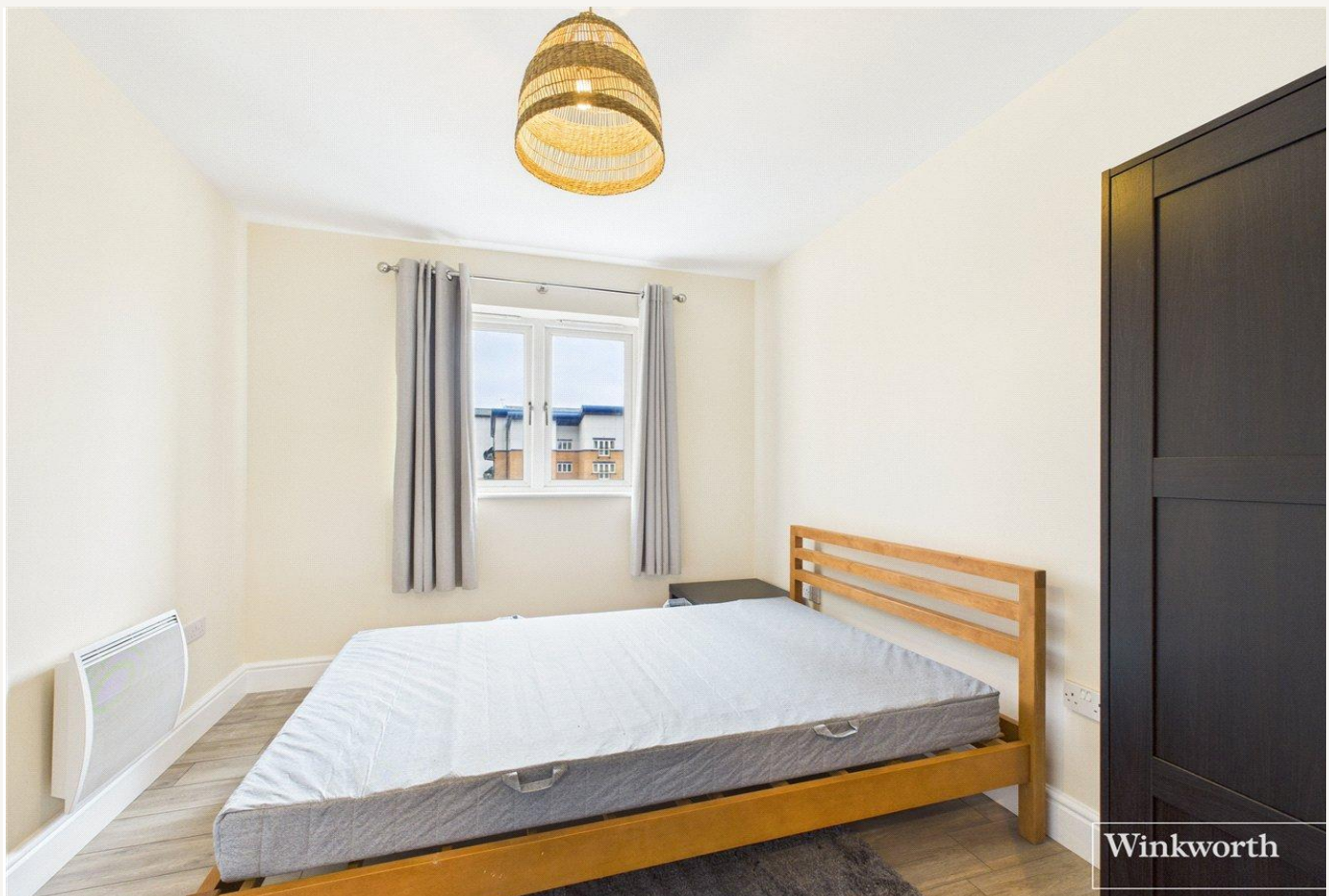
Reading

0118 4022 300 | reading@winkworth.co.uk

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MATERIAL INFO

Deposit: £1,903.85
Holding Deposit: £380.76
Council Tax Band: C
EPC rating: C

Approximate total area⁽¹⁾

66.3 m²
714 ft²

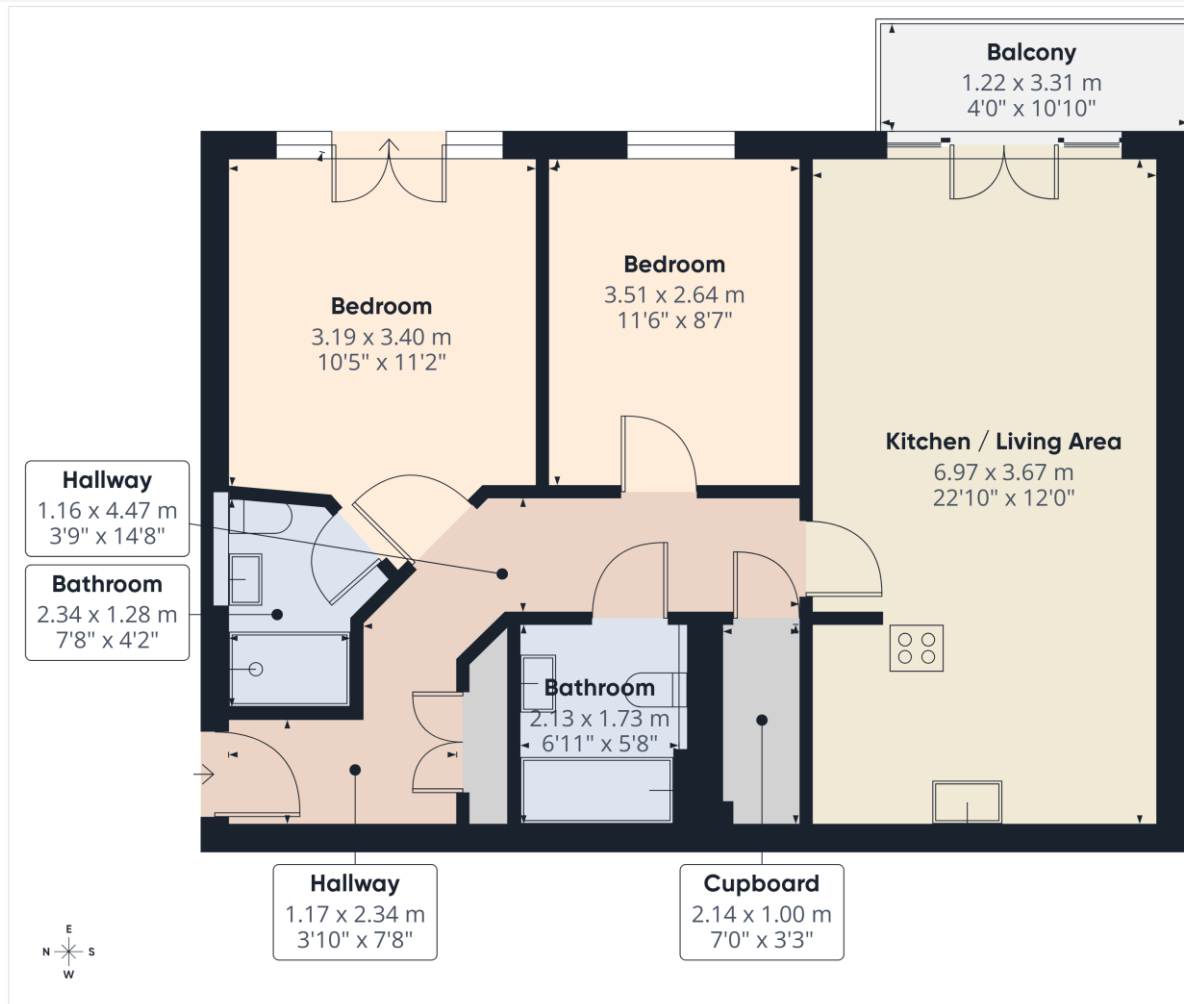
Balconies and terraces

4 m²
43 ft²

(1) Excluding balconies and terraces

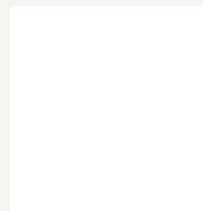
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For more information, scan the QR code or visit the link below


<https://www.winkworth.co.uk/rent/property/REA160520>

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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