



LUSCINIA VIEW, READING, BERKSHIRE, RG1
GUIDE PRICE £550,000 LEASEHOLD

A SUPERB RARELY AVAILABLE THREE BEDROOM DUPLEX
APARTMENT, OFFERING FANTASTIC SIZED
ACCOMMODATION AND BENEFITTING FROM TWO
PRIVATE SOUTH FACING SUN TERRACES

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DESCRIPTION:

Offered to the market with no onward chain and conveniently located within a short walk of the town centre and the train station, a superb rarely available three bedroom duplex apartment offering fantastic sized well-appointed accommodation throughout.

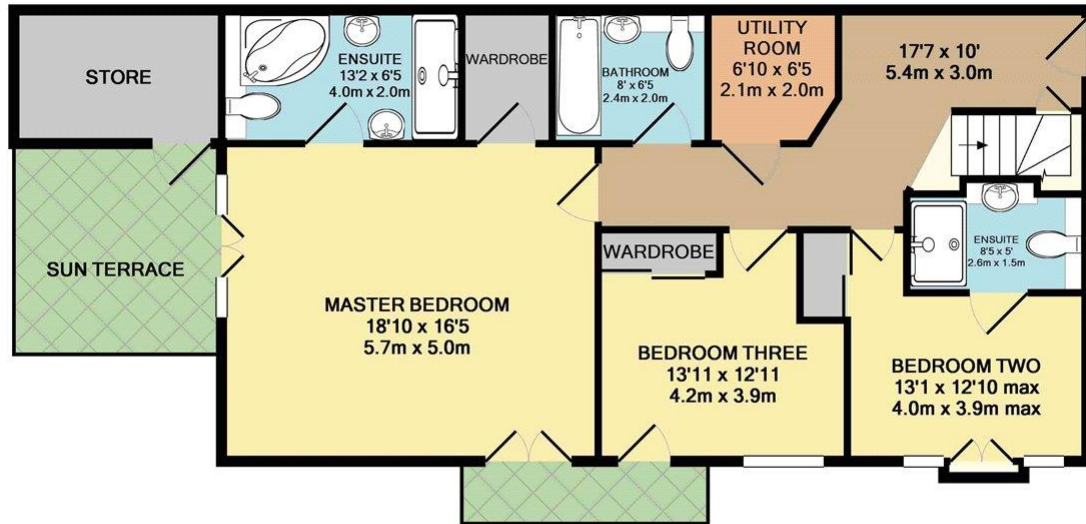
The wonderful accommodation comprises of a 23ft sitting/dining room which is open plan to the fitted kitchen on the top floor. French doors lead out to a sun terrace which is ideal for entertaining and enjoys far reaching views over The Meadows and the River Thames. To the lower floor there is an impressive 18ft master suite which has french doors to one side leading to a further sun terrace and access to a balcony. There is a large ensuite bathroom and a walk in wardrobe. Bedroom two has its own ensuite and there is a further double bedroom which has access to a balcony and which is complemented by a family bathroom. In addition to this there is also a utility room. The property further benefits from under croft parking, video entry phone system, lift access, and well maintained communal gardens with private gated access to the Meadows which in turn leads to the River Thames. The property is also situated within close proximity to Tesco's Superstore which operates 24 hours. Situated in this prime location, within a ten minutes' walk of the town centre and the train station, with its direct link to London Paddington in just over 20 minutes and on London's tube network with Crossrail and the Elizabeth Line. This wonderful contemporary spacious apartment would suit a commuter or investors and owner occupiers alike.

AT A GLANCE

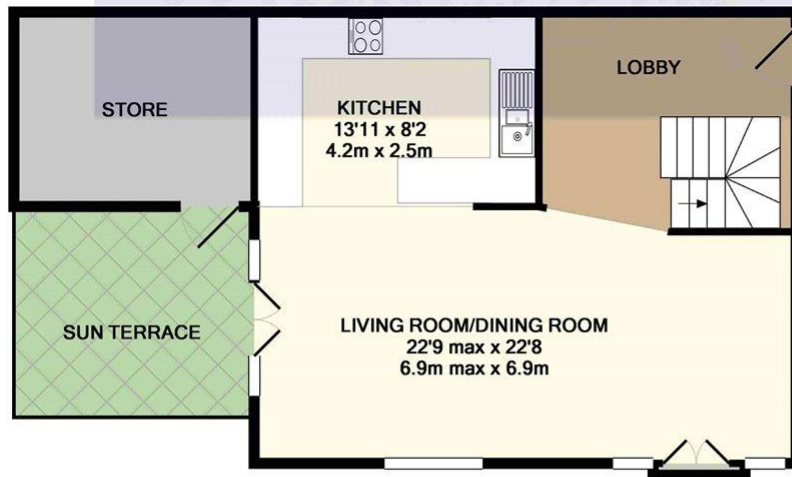
- No Onward Chain
- Three Double Bedrooms
- Impressive 23ft Open Plan Living Space/Kitchen
- Two Private Sun Terraces
- Two Principal Ensuites
- Secure Allocated Under Croft Parking
- Service Charge £2,944 pa
- Ground Rent £250 pa
- 136 Years Remaining







GROUND FLOOR
APPROX. FLOOR
AREA 821 SQ.FT.
(76.2 SQ.M.)



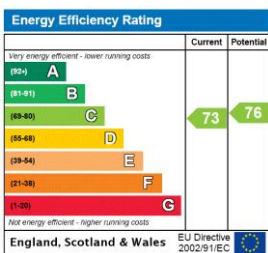
1ST FLOOR
APPROX. FLOOR
AREA 572 SQ.FT.
(53.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1392 SQ.FT. (129.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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