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## Luscinia View, Napier Road, Reading, RG1 8AE

£1,600 per month *Furnished*



Spacious second floor two bedroom apartment within the popular Luscinia View development located a short walk from Reading town centre and train station. The property comprises open plan living room/kitchen, two double bedrooms, en suite shower room to the master bedroom and a three piece bathroom. Additional benefits include two storage cupboards within the apartment, video entry phone system and an off road allocated parking space. There are well maintained communal gardens surrounding the development. Available 2nd March 2026. Furnished.

### KEY FEATURES

- Located close to Reading station
- Two double bedrooms
- Two bathrooms
- Allocated parking space
- Available 2nd March
- Furnished
- PETS CONSIDERED



Reading

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

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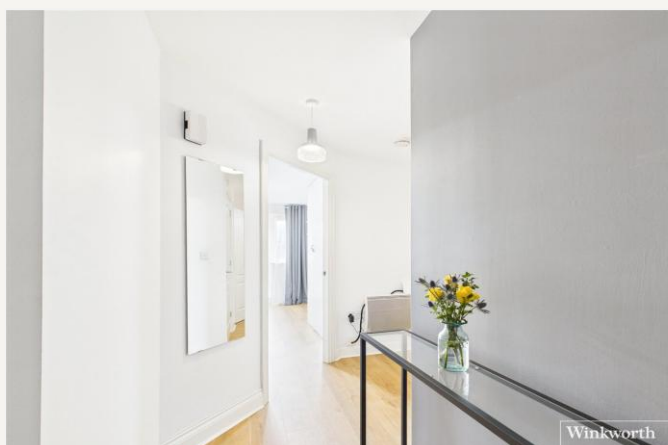
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## MATERIAL INFO

**Deposit:** £1,846.15  
**Holding Deposit:** £369.23  
**Council Tax Band:** C  
**EPC rating:** C

Approximate total area<sup>(1)</sup>

66.4 m<sup>2</sup>  
715 ft<sup>2</sup>

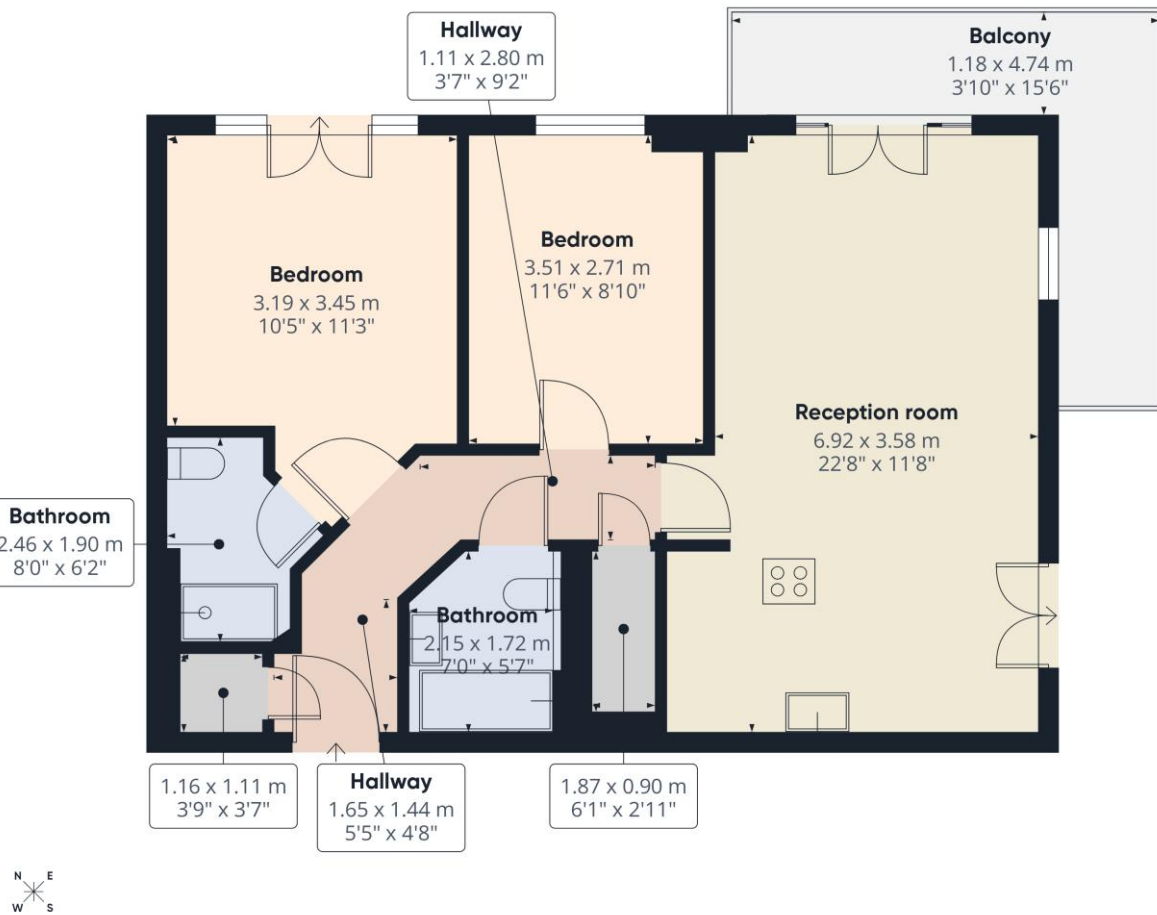
## Balconies and terraces

9.4 m<sup>2</sup>  
101 ft<sup>2</sup>

(1) Excluding balconies and terraces

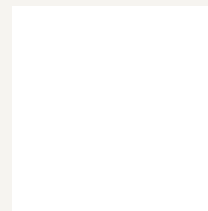
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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


<https://www.winkworth.co.uk/rent/property/REA251122>

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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