



LUSCINIA VIEW, READING, BERKSHIRE, RG1 8AE  
**£300,000 LEASEHOLD**

**A SPACIOUS TWO BEDROOM 2ND FLOOR  
APARTMENT IN THIS THAMES SIDE  
DEVELOPMENT A SHORT WALK TO READING**

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

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





## DESCRIPTION:

Offered to the market with no onward chain is this delightful, purpose built apartment occupying the 2nd floor of this modern development overlooking Kings Meadow. The property is on the edge of Reading town centre set by the banks of the River Thames and just a few minutes' walk to Reading train station. Well planned accommodation incorporates two bedrooms, the master with en-suite bathroom; there is an open-plan living area incorporating a fully fitted kitchen with integrated appliances and a generous wrap around balcony overlooking Kings Meadow. The property also benefits from a video entry phone system, a lift, allocated off road parking and the property can be purchased ready to move in to fully furnished. . There are well maintained communal gardens surrounding the development. This well presented apartment would make an excellent first time purchase, suit downsizers or a great investment with a rental yield in excess of 6%.

## AT A GLANCE

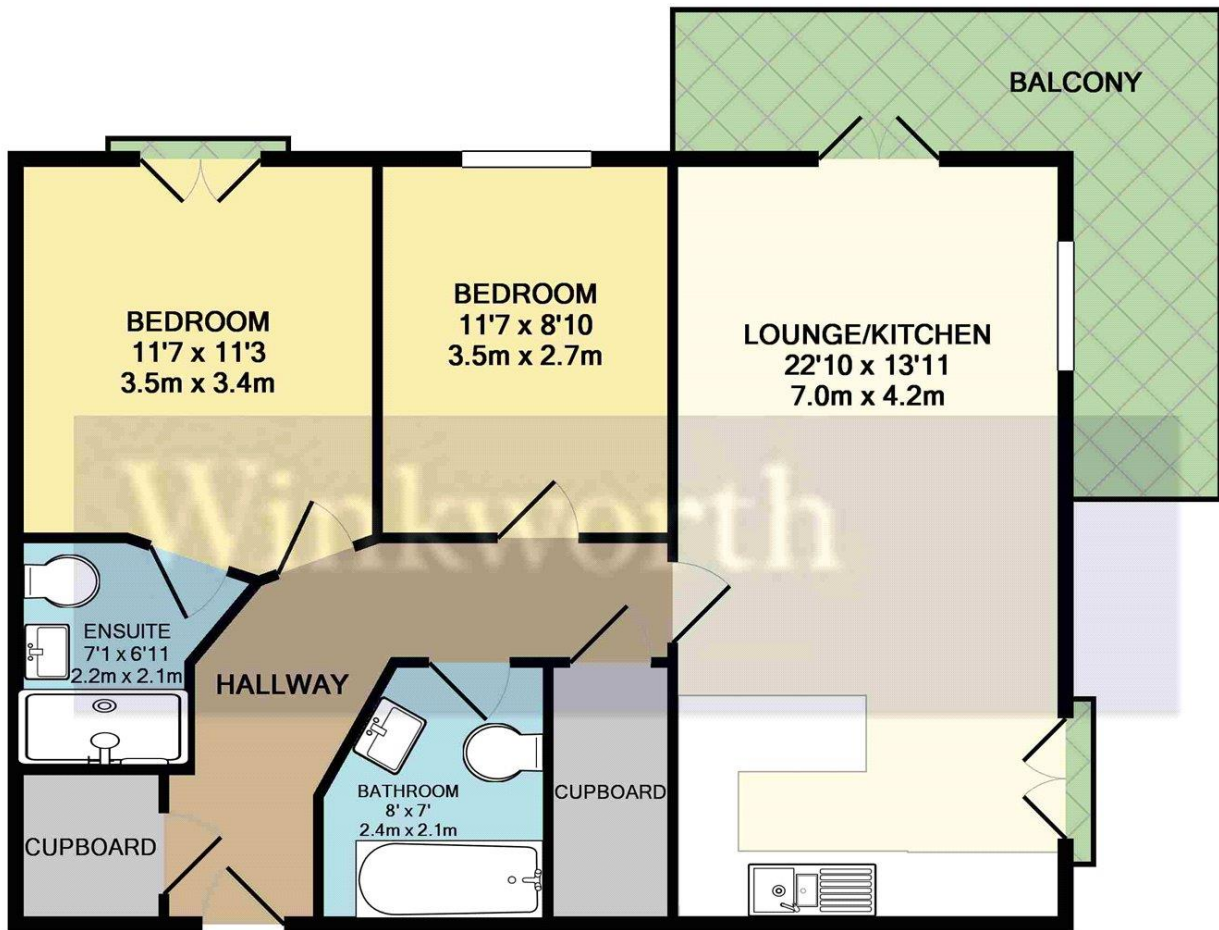
- Two Bedroom 2nd Floor Apartment
- Next to Kings Meadow and River Thames
- Walk to Reading Station
- Two Bathrooms
- Open Plan Living
- Large Wrap Around Balcony
- Ample Storage
- Allocated Parking
- No Chain
- Available Fully Furnished











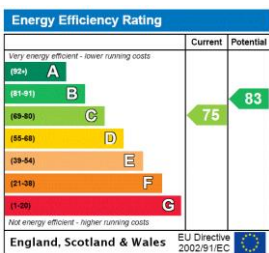
TOTAL APPROX. FLOOR AREA 751 SQ.FT. (69.7 SQ.M.)

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  
 Made with Metropix ©2017

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:** Expires - 01/01/2160  
**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.



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



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.