



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

Offers In Excess Of £525,000 *Leasehold*

3 1 3

Three-bedroom duplex penthouse close to Reading Station.

Welcome to this superb three-bedroom duplex apartment with Lift – a stylish, contemporary home offering spacious, light-filled living across two beautifully appointed floors. Positioned in a sought-after riverside development just moments from the town centre and train station, this rarely available property is ideal for commuters, downsizers, or those seeking an exceptional lifestyle base in Reading.

Occupying a prime position within a well-maintained, gated community, the apartment is offered to the market with no onward chain and benefits from secure undercroft parking, lift access, and private gated access to The Meadows and the River Thames beyond.

Inside, the home unfolds across approximately 1,500 sq. ft. of thoughtfully designed space. The top floor is dedicated to a stunning 23ft open-plan living area – a true heart of the home. This expansive sitting/dining room flows seamlessly into a modern fitted kitchen, perfect for entertaining or quiet evenings in. French doors open onto a generous sun terrace offering far-reaching views over the River Thames and The Meadows – an idyllic spot for morning coffee or

### KEY FEATURES

- Stylish three-bedroom duplex apartment.
- Prime riverside location near town and station.
- Approx. 1,500 sq. ft. across two floors.
- 23ft open-plan living/kitchen with sun terrace.
- Principal suite with terrace, en-suite & walk-in wardrobe.
- Two further double bedrooms, one with en-suite.
- Family bathroom and separate utility room.
- Secure undercroft parking and lift access.
- Private gated access to The Meadows and Thames.
- 136-year lease; service charge £3500 pa; ground rent £250 pa.

**Reading**

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## MATERIAL INFO

**Tenure:** Leasehold

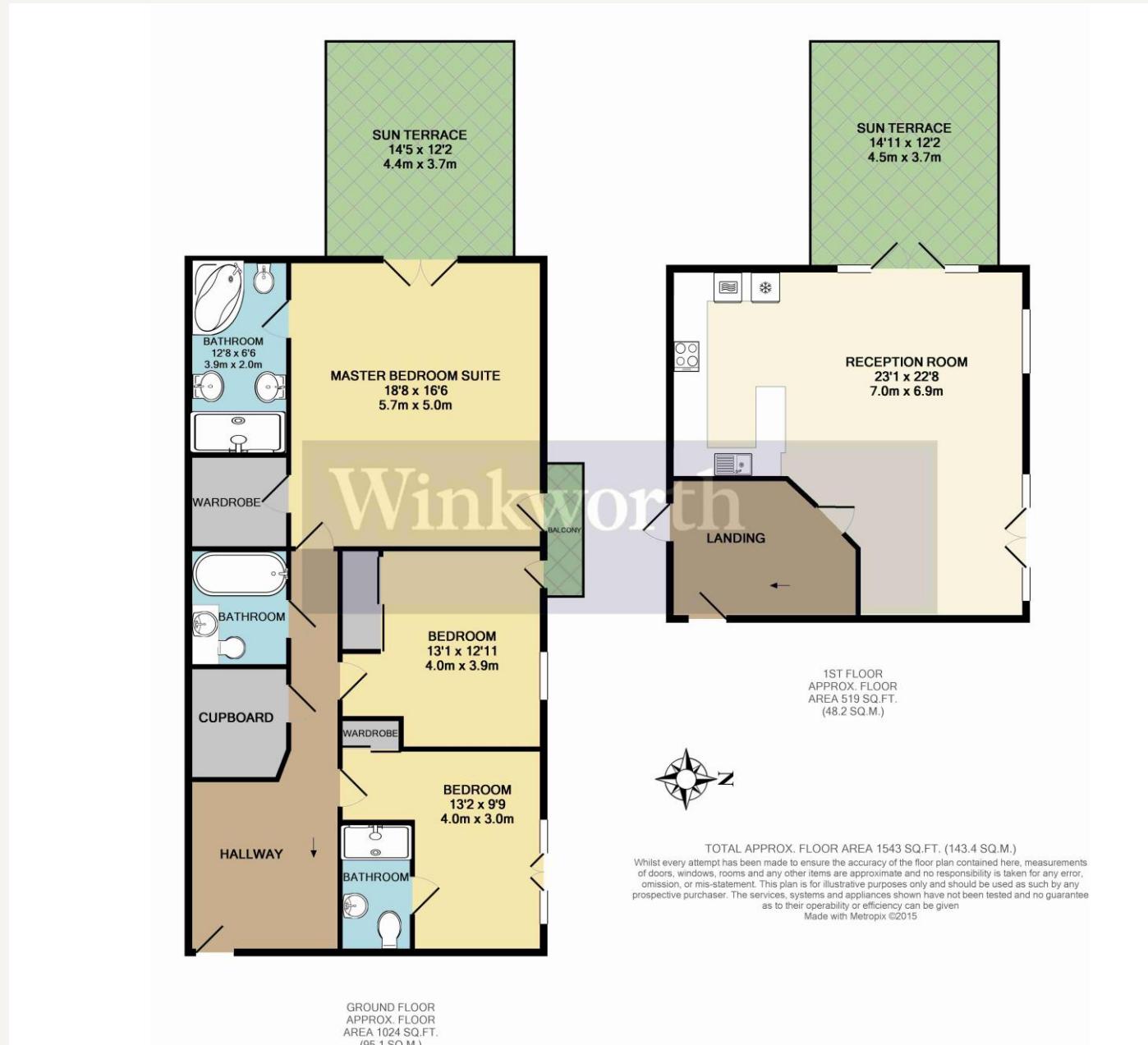
**Term:** 133 year and 6 months

**Service Charge:** £3500 per annum

**Ground Rent:** £ 250 Annually (subject to increase)

**Council Tax Band:** E

**EPC rating:** C



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

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