



LUSCINIA VIEW, NAPIER ROAD, READING, RG1 8AF  
**£315,000 LEASEHOLD**

## SPACIOUS TWO BEDROOM APARTMENT A SHORT WALK FROM READING TRAIN STATION

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

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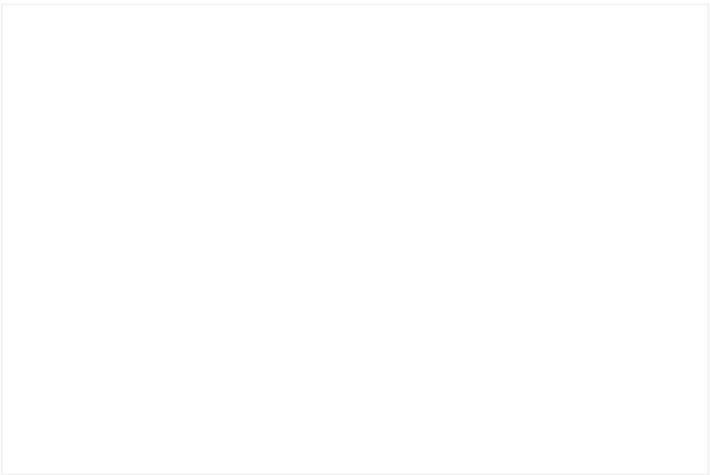
## DESCRIPTION:

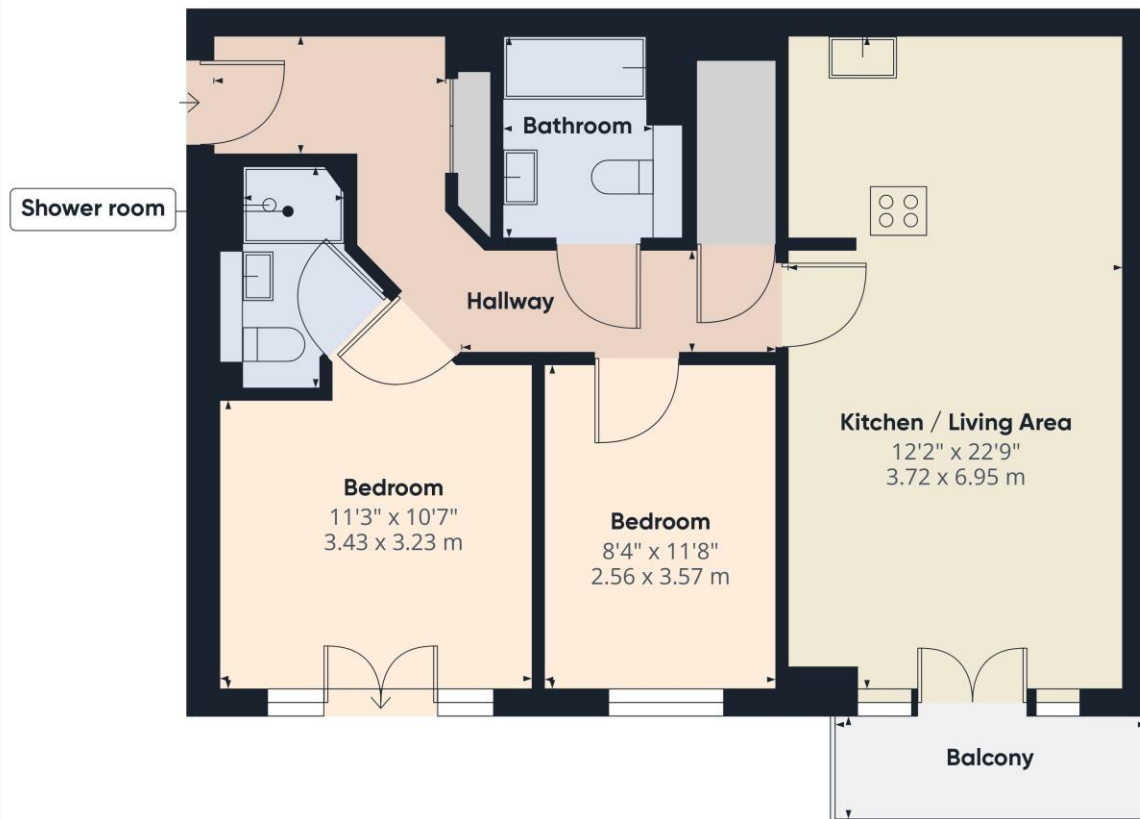
A spacious two bedroom apartment on the first floor of this modern development with lift access located close to the town centre and Reading train station. The property comprises of two double bedrooms, an open-plan kitchen / lounge with integrated appliances and double doors opening onto a balcony. Further benefits include a bathroom and ensuite shower room to the main bedroom. The property benefits from video entry phone for security and convenience and a covered allocated parking space.

## AT A GLANCE

- Close to Reading town centre
- Two double bedrooms
- Balcony
- Ensuite shower room
- First floor
- Lift
- Kitchen/living room
- Covered parking space







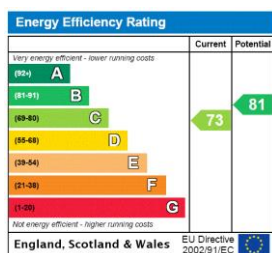
Approximate total area<sup>(1)</sup>  
710.92 ft<sup>2</sup>  
66.05 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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:** 134 year and 8 months

**Service Charge:** £2000 per annum

**Ground Rent:** £ 200 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.

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