



LUSCINIA VIEW, READING, BERKSHIRE, RG1 8AB  
**£340,000 LEASEHOLD**

## TWO BEDROOM GROUND FLOOR APARTMENT CLOSE TO READING TRAIN STATION AND TOWN CENTRE

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## DESCRIPTION:

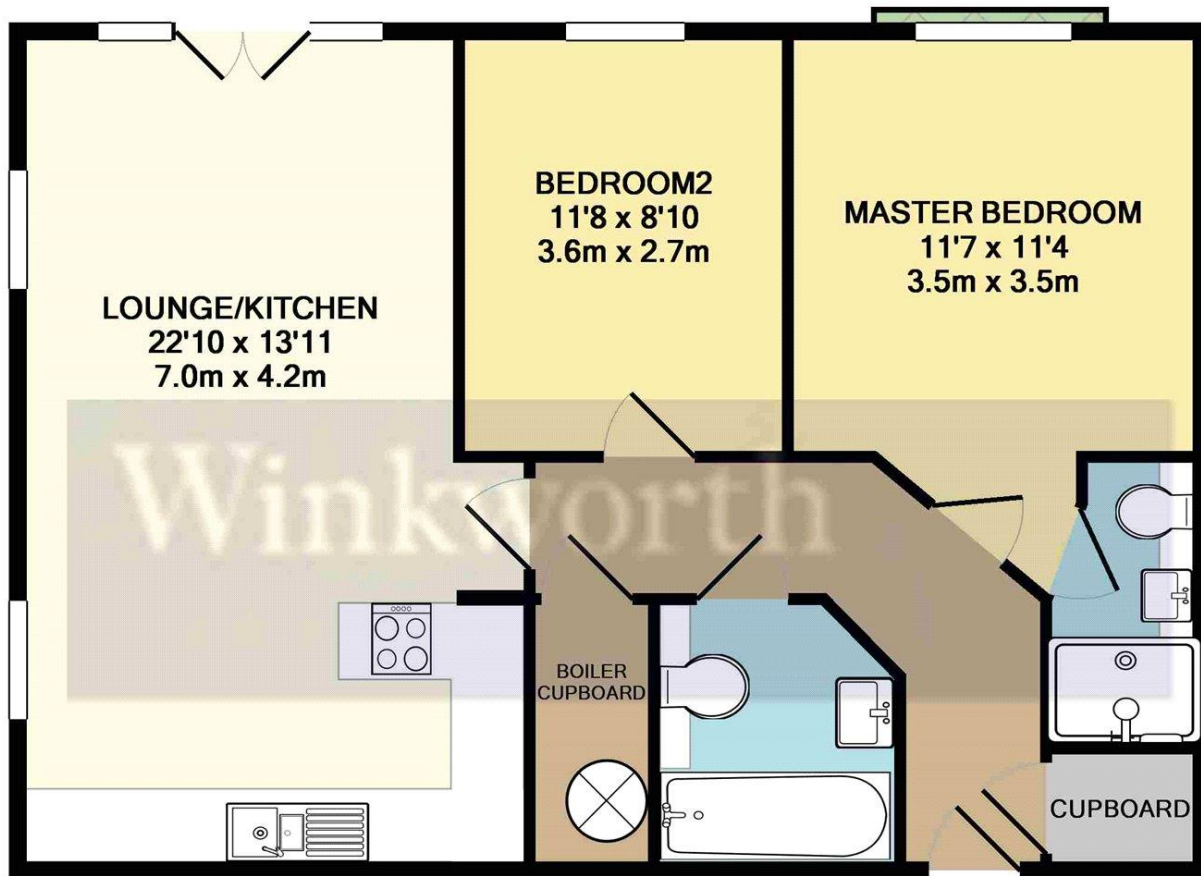
Offered to the market is this delightful, purpose built apartment occupying the ground floor of this modern development overlooking Kings Meadow. The property is on the edge of Reading town centre and just a few minutes walk to the mainline train station. Well planned accommodation incorporates two bedrooms (master with en suite bathroom); there is an open-plan living area incorporating a fully fitted kitchen with integrated appliances. The property also benefits from a video entry phone system and off road allocated parking space. There are well maintained communal gardens surrounding the development.

## AT A GLANCE

- Located close to Reading station
- Two double bedrooms
- Two bathrooms
- Council tax band C
- Allocated parking
- Service charge £2206.62 per annum
- Ground rent £250 per annum







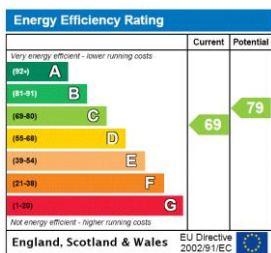
TOTAL APPROX. FLOOR AREA 747 SQ.FT. (69.4 SQ.M.)

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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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 - 28/03/2159  
**Service Charge:** £2206.62 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.



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