



LUSCINIA VIEW, READING, BERKSHIRE, RG1 8AE
£325,000 LEASEHOLD

**A TWO BEDROOM 6TH FLOOR APARTMENT IN
THIS THAMES SIDE DEVELOPMENT A SHORT
WALK TO READING TRAIN STATION**

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DESCRIPTION:

Offered to the market with no onward chain is this delightful, purpose built apartment occupying the 6th 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. The property also benefits from a video entry phone system, a lift and off road parking. 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 5.5%

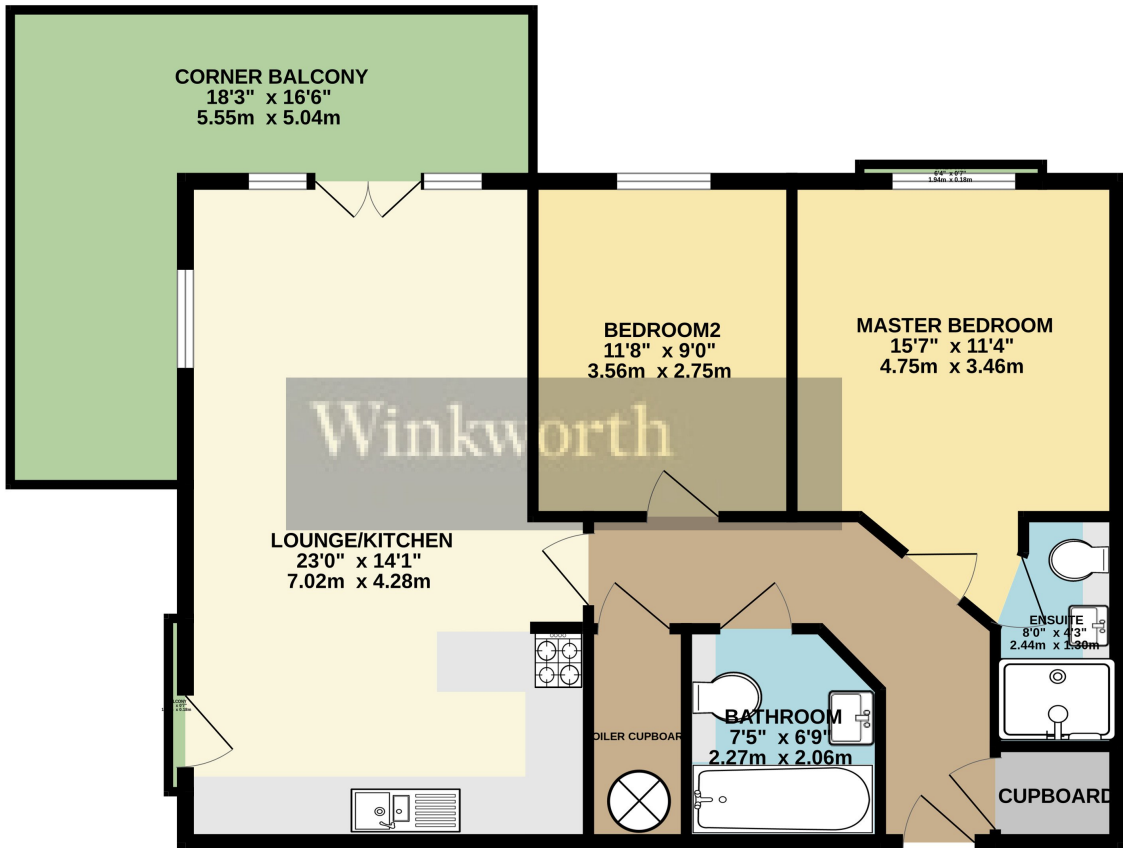
AT A GLANCE

- Two Bedroom 6th Floor Apartment
- Open Plan Living Area
- Two Bathrooms
- Lift Access
- Thames Side Development
- No Chain
- Council tax band C
- Lease - 135 Years
- Service Charge - £2400 per annum
- Ground Rent - £250 per annum





6TH FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	84
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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