



LUSCINIA VIEW, READING, BERKSHIRE, RG1
GUIDE PRICE £550,000 LEASEHOLD

**A CONTEMPORARY THREE BEDROOM DUPLEX PENTHOUSE
 APARTMENT LOCATED IN HILLS MEADOW ON THE RIVER
 THAMES AND A SHORT WALK TO READING STATION**

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

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DESCRIPTION:

This modern duplex penthouse apartment offering 1500 sq. ft. (139sq. mtr) of living accommodation is for sale with no chain complications. Situated on the third and fourth floors of this popular development the property is located in Hills Meadow on the banks of the River Thames and a short walk from Reading Train Station and the town centre. This exceptional and spacious apartment includes; three double bedrooms with two ensuites, a family bathroom and a large open plan living/dining room leading through to a luxury kitchen with an island and a range of integrated appliances. The property further benefits from two private balconies, video entry system, lift access, allocated parking and well maintained communal gardens with private gated access to the meadows leading to the river. This contemporary apartment would suit a commuter, investors and owner occupiers alike with Reading Train Station offering a direct link to London Paddington in just over 20 minutes and now on the Elizabeth Line (Crossrail) linking Reading with the City of London and Canary Wharf. This delightful apartment with its abundance of space is for sale with no chain complications.

AT A GLANCE

- 1500 Sq. Ft (139sq. Mtr) Split Level Penthouse Apartment
- Walk To Station and River Thames
- Three Double Bedrooms
- Large Open Plan Living Space
- Two En-suite Bathrooms & Family Bathroom
- Allocated Parking Space
- 131 Years Remaining on Lease
- Service Charge £2957 Per Annum
- Ground Rent £350 Per Annum
- No Chain







TOTAL APPROX. FLOOR AREA 1500 SQ.FT. (139.3 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	79
B (81-91)	
C (69-80)	
D (55-68)	67
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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