



Luscinia View, Napier Road, Reading, RG1 8AF

Offers in Excess of £270,000 *Leasehold*



Spacious Two-Bedroom Apartment Overlooking Kings Meadow – No Onward Chain

Situated on the first floor of a modern development with lift access, this impressive two double bedroom apartment enjoys a prime location within walking distance of the town centre and Reading railway station. Perfectly positioned overlooking Kings Meadow on the banks of the River Thames, the property offers a wonderful balance of convenience and scenic surroundings.

The accommodation comprises a generous open-plan kitchen/living area featuring integrated appliances and double doors that open onto a private balcony — ideal for relaxing or entertaining while enjoying the outlook. There are two well-proportioned double bedrooms, including a main bedroom with its own ensuite shower room, in addition to a modern family bathroom.

Further benefits include video entry phone system for added security and convenience, lift access within the building, and a covered allocated parking space.

Offered for sale with no onward chain, this superb apartment would make an ideal first-time purchase, investment opportunity, or low-maintenance home in a highly desirable riverside location.

KEY FEATURES

- First-floor apartment with lift access
- Two double bedrooms, including main bedroom with ensuite shower room
- Bright open-plan kitchen/living area with integrated appliances
- Double doors opening onto a private balcony
- Overlooking Kings Meadow and the River Thames
- Walk to the town centre and Reading station
- Covered allocated parking space
- Offered for sale with no onward chain

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...





Winkworth



Winkworth



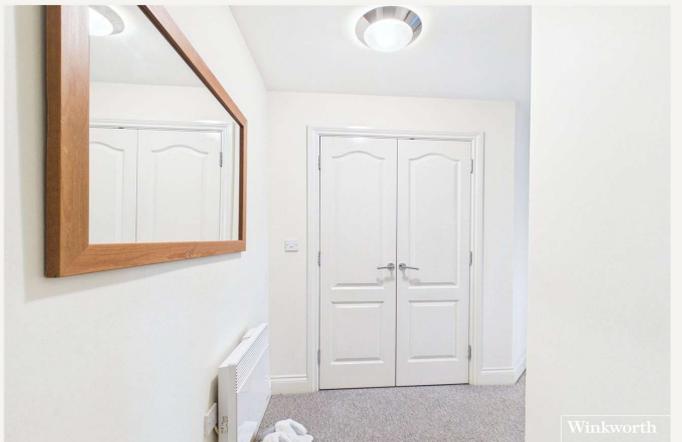
Winkworth



Winkworth



Winkworth



Winkworth



Winkworth

MATERIAL INFO

Tenure: Leasehold

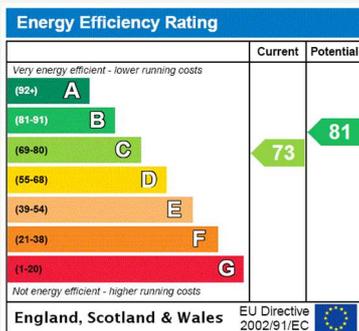
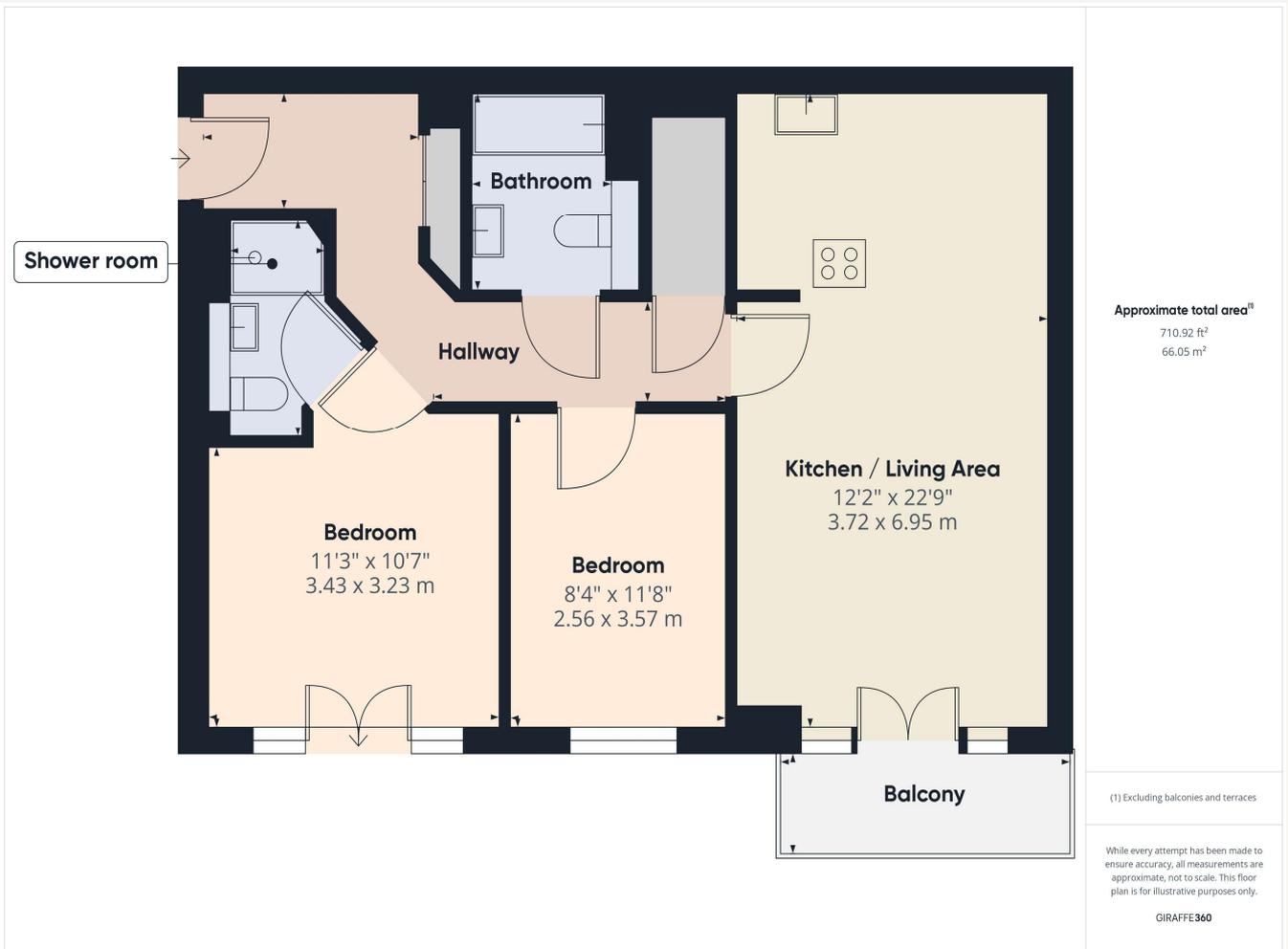
Term: 132 year and 10 months

Service Charge: £2206.3 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: C

EPC rating: C



<https://www.winkworth.co.uk/sale/property/REA240158>

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.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.