



LUSCINIA VIEW, READING, BERKSHIRE, RG1
GUIDE PRICE £300,000 LEASEHOLD

A WELL-APPOINTED TWO BEDROOM FIRST FLOOR APARTMENT CLOSE TO READING TOWN CENTRE AND THE TRAIN STATION

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DESCRIPTION:

Offered to the market with no onward chain a well-appointed two bedroom first floor apartment situated in this sought after development, offering good sized well-appointed accommodation and situated within close proximity of the town centre and the train station which serves direct access to London Paddington in just over 20 minutes and is soon to be on the Elizabeth Line (Crossrail) linking Reading with the City of London and Canary Wharf. Internally comprising open plan sitting room/kitchen with private balcony to one end, en suite to the master bedroom and there is further double bedroom which is complemented by a family bathroom. Further benefits include allocated parking via security gates, video entry system, well maintained communal grounds and there is private gated access to the Meadows which in turn leads to the River Thames and the property is also situated next to Tesco's Superstore.

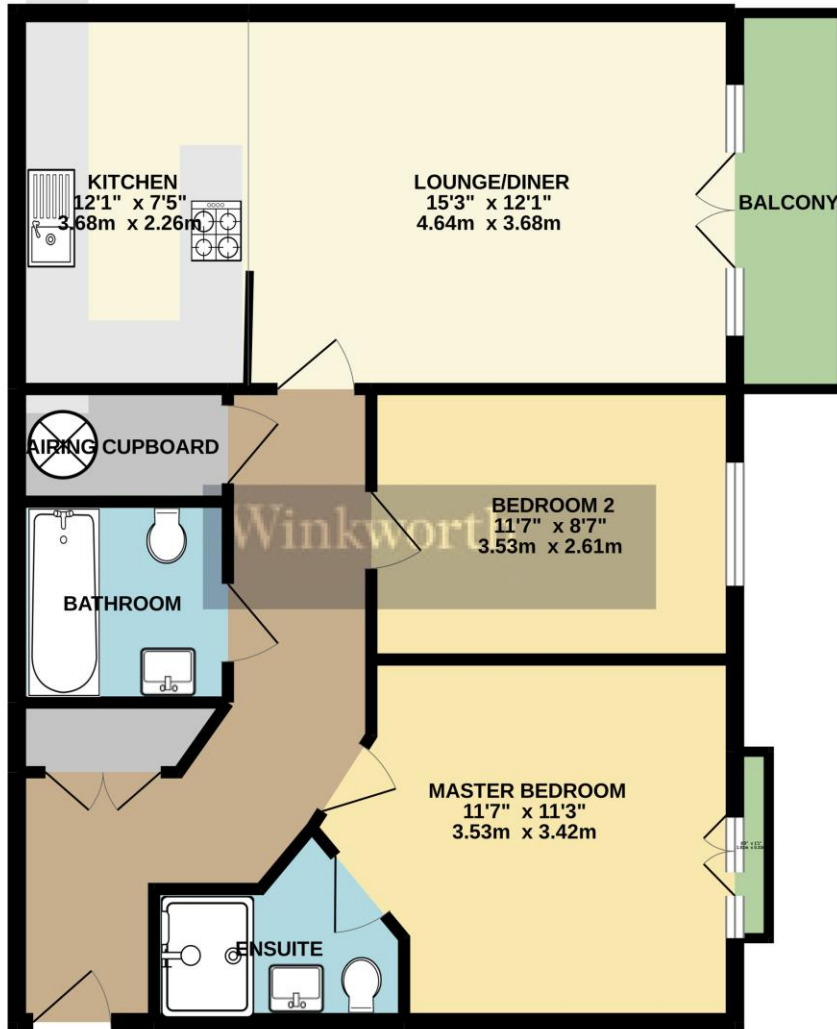
AT A GLANCE

- No Onward Chain
- Open Plan Kitchen/Living Space
- Private Balcony
- Two Double Bedrooms
- En Suite To Master
- Allocated Parking
- Service Charge £1,800 pa
- Ground Rent £250 pa
- 137 Years Remaining On The Lease





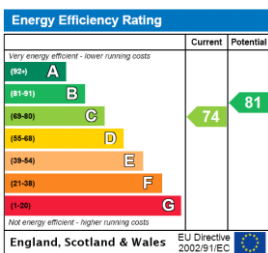
FIRST FLOOR
742 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (69.0 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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