



LUSCINIA VIEW, READING, BERKSHIRE, RG1 8AB
£500,000 LEASEHOLD

A SUPERB RARELY AVAILABLE THREE BEDROOM DUPLEX APARTMENT OFFERING FANTASTIC SIZED ACCOMMODATION AND BENEFITTING FROM TWO PRIVATE SUN TERRACES

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DESCRIPTION:

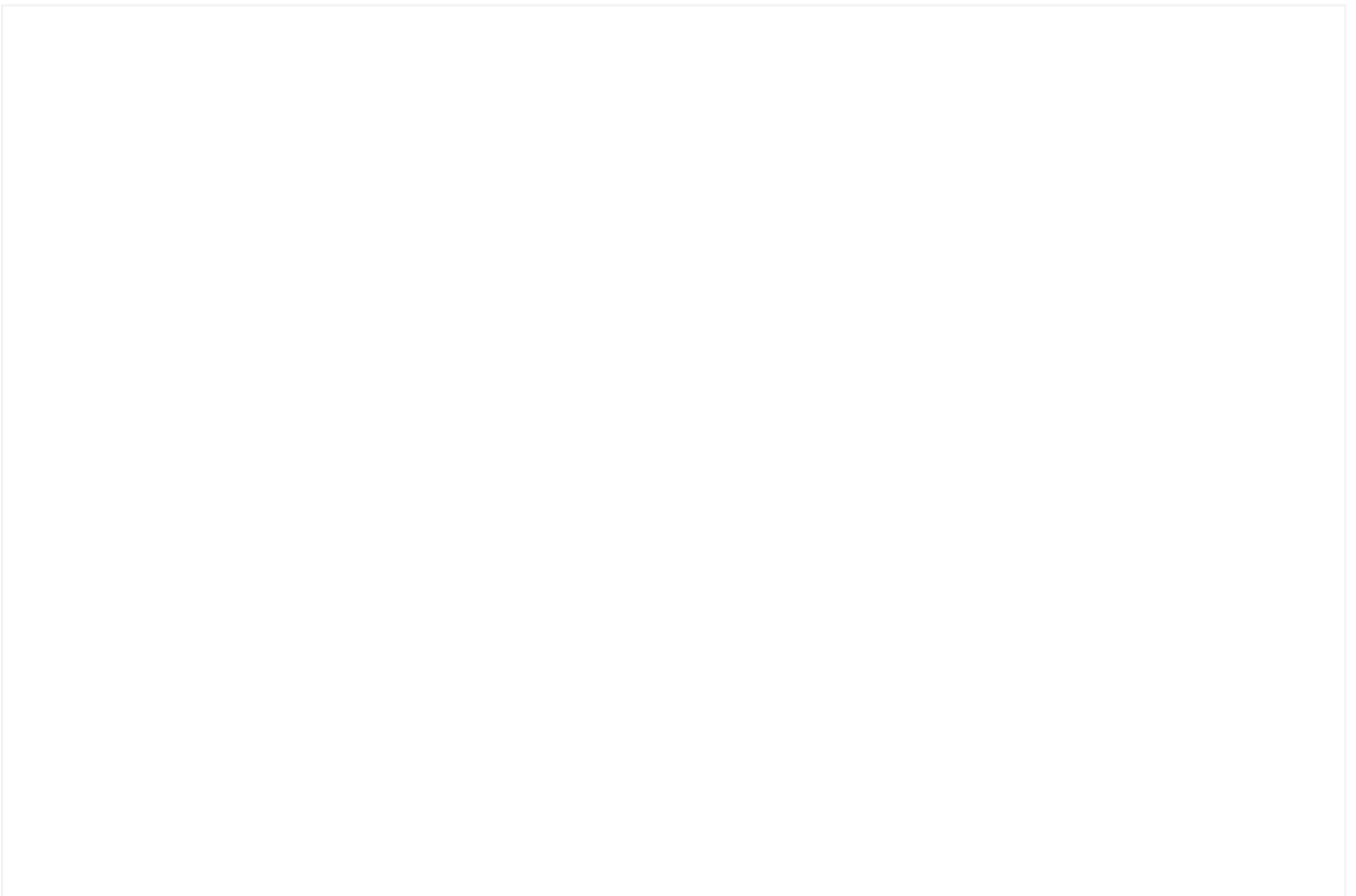
Offered to the market with no onward chain and conveniently located within a short walk of the town centre and the train station, a superb rarely available three bedroom duplex penthouse apartment. Offering generous well-appointed accommodation set over two floors the property comprises a 23ft open plan living room on the top floor. French doors lead out to a sun terrace which is ideal for entertaining and enjoys far reaching views over Kings Meadow and the River Thames. To the lower floor there is an impressive 18ft master suite which has french doors to one side leading to a further sun terrace and further access to a balcony. There is a large ensuite bathroom and a walk in wardrobe. Bedroom two also has its own ensuite and there is a further double bedroom which has access to a balcony and a family bathroom. In addition to this there is ample storage and the property further benefits from an allocated parking space, video entry phone system, lift access, and well maintained communal gardens with gated access to Kings Meadow which in turn leads to the River Thames. Situated in this prime location, within a ten minutes' walk of the town centre and the train station, with its direct link to London Paddington in just over 20 minutes and on London's tube network with Crossrail and the Elizabeth Line. This wonderful contemporary spacious apartment would suit a commuter or investors and owner occupiers alike.

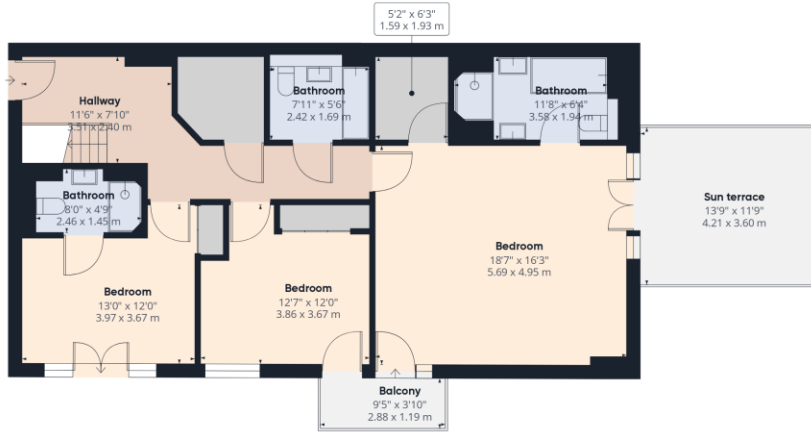
AT A GLANCE

- Duplex Penthouse Apartment
- Short Walk to Reading Station and River Thames
- Three Double Bedrooms
- Three Bathrooms
- Two Private Terraces and a Balcony
- Meadow Facing with River Views
- Allocated Parking Space
- No Onward Chain

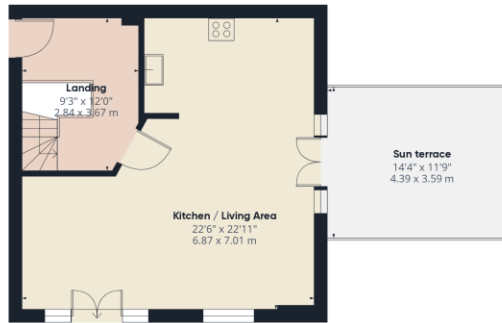








Ground Floor



Floor 1

Approximate total area¹⁾

1474.06 ft²
136.94 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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

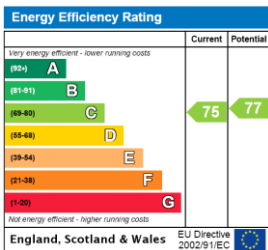
Term: 133 year and 9 months

Service Charge: £3762.38 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: E

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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