



LUSCINIA VIEW, NAPIER ROAD, READING, RG1 8AE
£300,000 LEASEHOLD

A SPACIOUS TWO BEDROOM 2ND FLOOR APARTMENT
IN THIS THAMES SIDE DEVELOPMENT A SHORT WALK
TO READING TRAIN STATION

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DESCRIPTION:

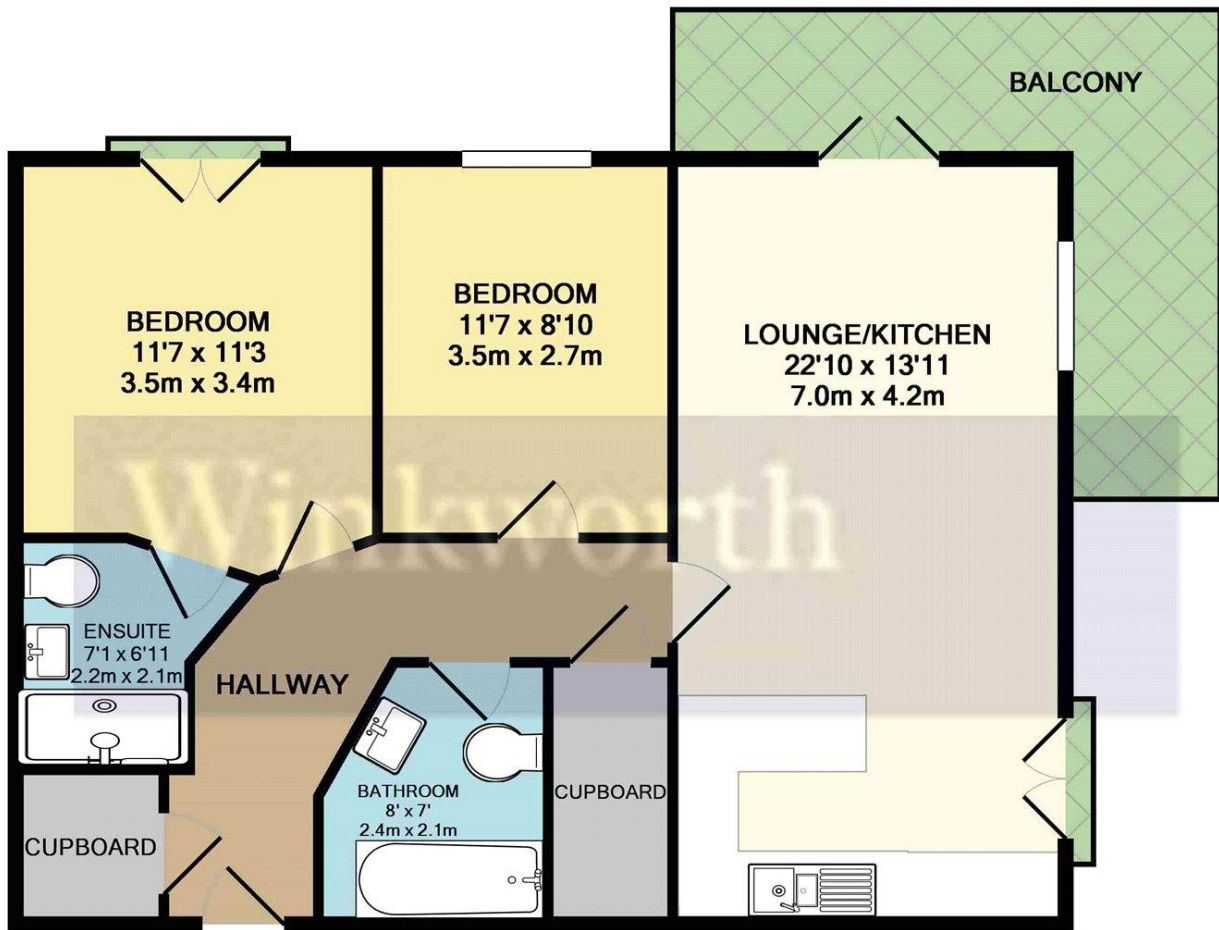
Offered to the market with no onward chain is this delightful, purpose built apartment occupying the 2nd floor of this modern development overlooking Kings Meadow. The property is on the edge of Reading town centre set by the banks of the River Thames and just a few minutes' walk to Reading train station. 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 and a generous wrap around balcony overlooking Kings Meadow. The property also benefits from a video entry phone system, a lift and allocated 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 6 %

AT A GLANCE

- Two Bedroom 2nd Floor Apartment
- Next to Kings Meadow and River Thames
- Walk to Reading Station
- Two Bathrooms
- Open Plan Living
- Large Wrap Around Balcony
- Ample Storage
- Allocated Parking
- No Chain







TOTAL APPROX. FLOOR AREA 751 SQ.FT. (69.7 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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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

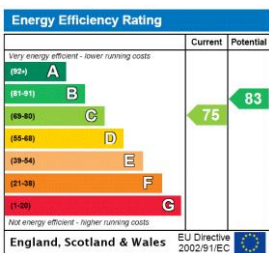
Term: 135 year and 5 months

Service Charge: £2200 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: C

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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