



LUSCINIA VIEW, READING, BERKSHIRE, RG1 8AE  
£2,750 PER MONTH FURNISHED

## MODERN THREE BEDROOM DUPLEX PENTHOUSE APARTMENT CLOSE TO READING TRAIN STATION.

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





## DESCRIPTION:

Three double bedroom duplex apartment with stunning views over the Kings Meadow and the River Thames. Offering easy access to Reading's mainline train station, town centre and all local amenities. The property comprises living room which is open plan to the kitchen with integrated appliances, three double bedrooms with the master bedroom benefitting from a walk in wardrobe, four piece en suite bathroom and large sun terrace, a further en suite shower room to one bedroom and a three piece bathroom. Additional features include a second sun terrace accessed via the living room, balcony facing the meadow, undercroft allocated parking space, video entry system, lift access, bike storage and well maintained communal gardens. Available 18th September 2024.

## AT A GLANCE

- Duplex penthouse apartment
- Three double bedrooms
- Two private terraces
- Modern bathrooms
- Council tax band E
- Allocated parking space (further parking available at Tesco)
- Available 18th September
- Furnished

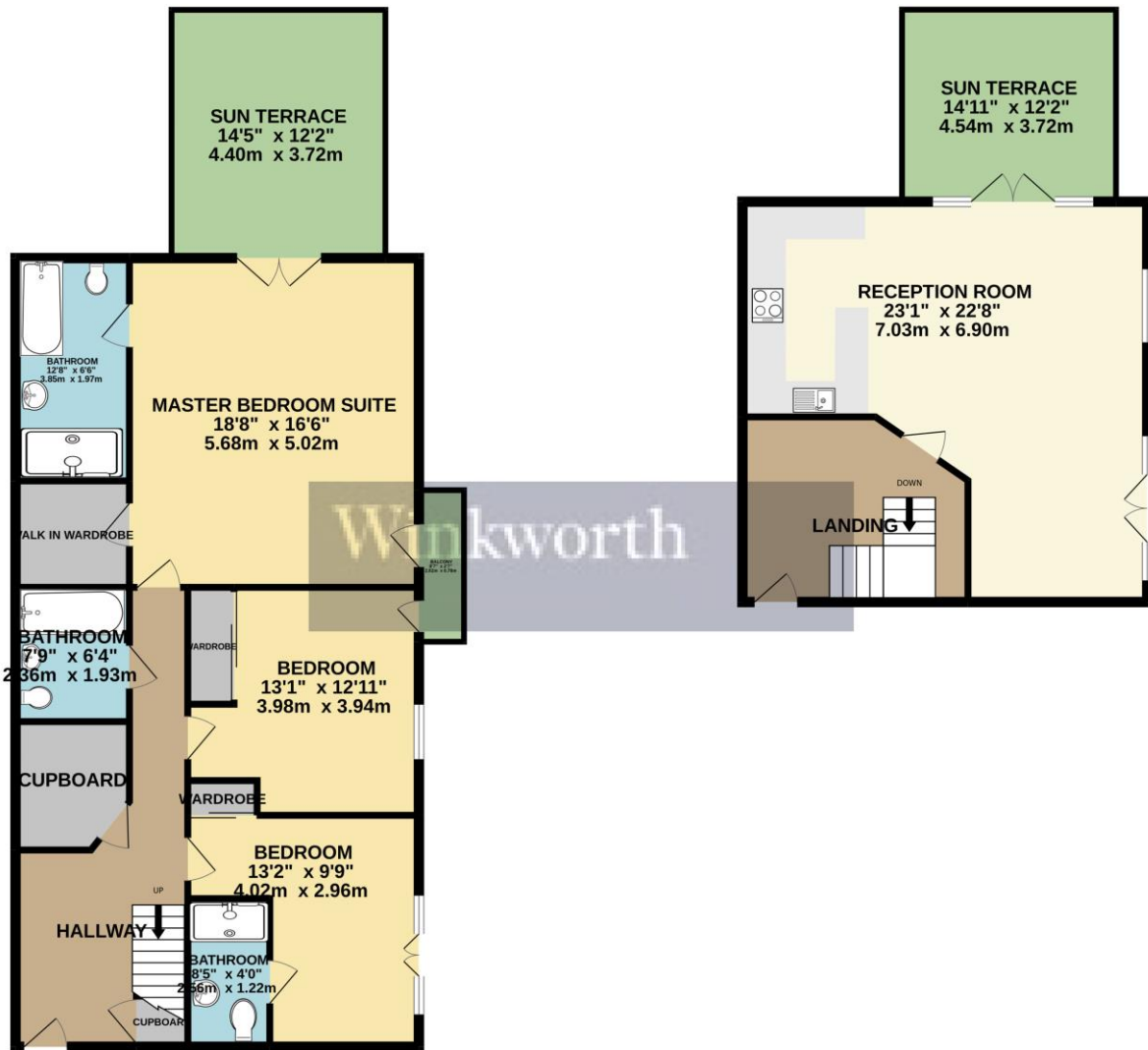






SIXTH FLOOR  
1024 sq.ft. (95.1 sq.m.) approx.

SEVENTH FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 1545 sq.ft. (143.6 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.  
Made with Metropix ©2022

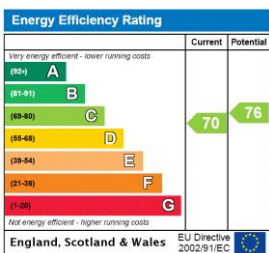
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Deposit: £3,173.08

Holding Deposit: £634.61

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.



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



for every step...

winkworth.co.uk

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.