



LUSCINIA VIEW, READING, BERKSHIRE, RG1 8AE  
**£290,000 LEASEHOLD**

**SPACIOUS TWO BEDROOM APARTMENT OCCUPYING THE SECOND FLOOR OF THIS MODERN DEVELOPMENT LOCATED CLOSE TO THE TOWN CENTRE AND OVERLOOKING KINGS MEADOW.**

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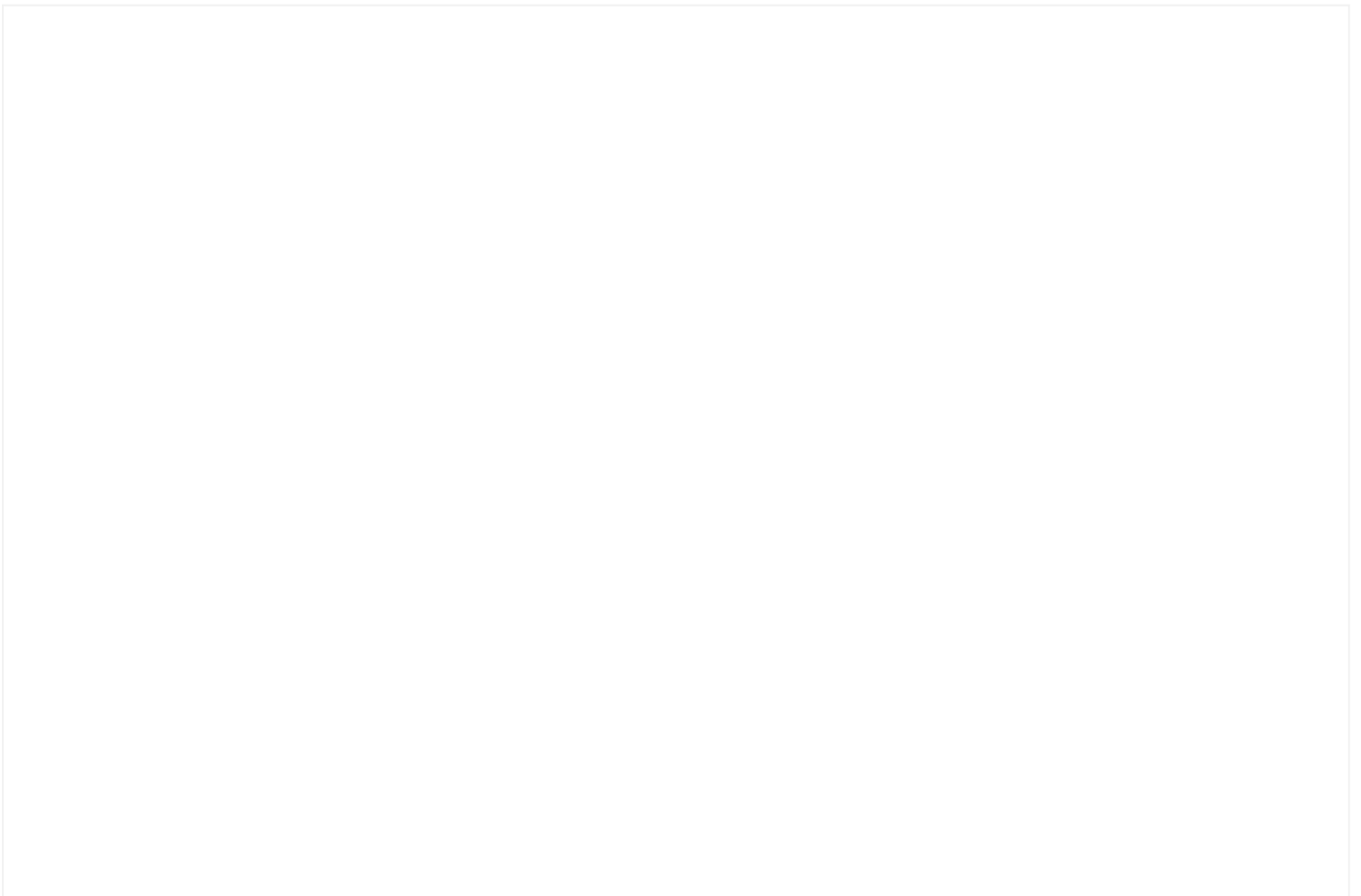
## DESCRIPTION:

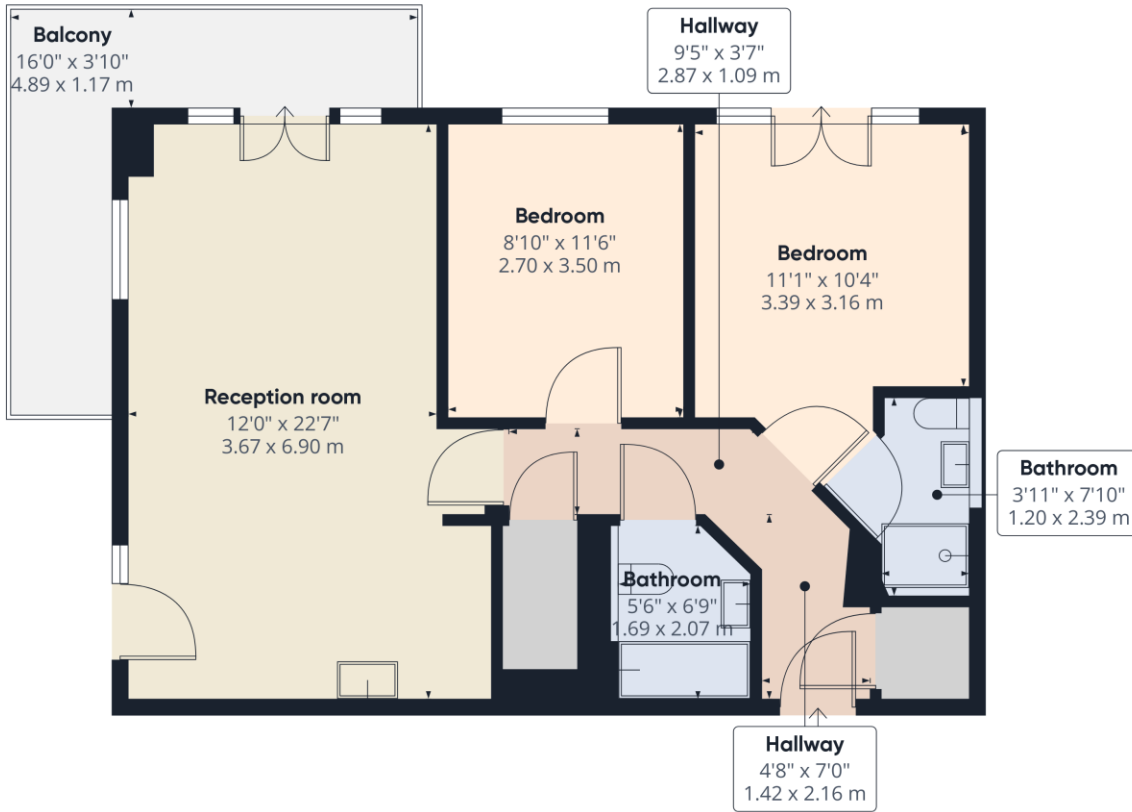
Spacious two bedroom apartment occupying the second floor of this modern development located close to the town centre and mainline train station. The property comprises two double bedrooms, an open-plan kitchen / lounge with french doors opening on to a large 'L' shaped balcony overlooking Kings Meadow, three piece bathroom and en suite shower room to the master bedroom. Benefits also include a large storage cupboard, video entry phone system and an allocated parking space. There are well maintained communal gardens surrounding the development. No onward chain.

## AT A GLANCE

- Two bedroom second floor apartment
- Two bathrooms
- Open plan living space
- Off road parking
- Private balcony overlooking Kings Meadow
- Council tax band C
- No onward chain







**Approximate total area<sup>(1)</sup>**

709.22 ft<sup>2</sup>  
65.89 m<sup>2</sup>

**Balconies and terraces**

107.75 ft<sup>2</sup>  
10.01 m<sup>2</sup>

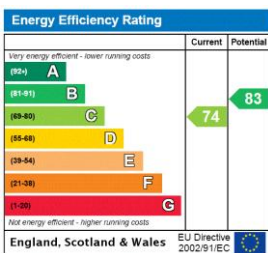
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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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 11 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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