



Luscinia View, Napier Road, Reading, RG1 8AF

£295,000

Walmsley

Luscinia View, Napier Road, Reading, RG1 8AF

A superb modern ground floor apartment with access to patio area and communal grounds, close to Kings Meadow and River Thames Promenade. The attractive and light accommodation comprises - entrance hall, open planned dual aspect sitting/dining room/kitchen, two double bedrooms, master bedroom with en-suite shower room and doors to communal grounds, plus separate bathroom. Further benefits include - security gated entrance, secure parking, bike shed and use of communal grounds. The property is situated within walking distance of Reading town centre and Reading mainline train station (Paddington 25 minutes). Viewing highly recommended. EPC rating D. Council tax band C.

* Leasehold; 155 yrs from first issued with 135 years remaining
Ground Rent - £250 Per Year
Service Charge - £2140.00 Per Year

<https://moverly.com/sale/Q7DmvsZokMiCTAKJ71SH/view>

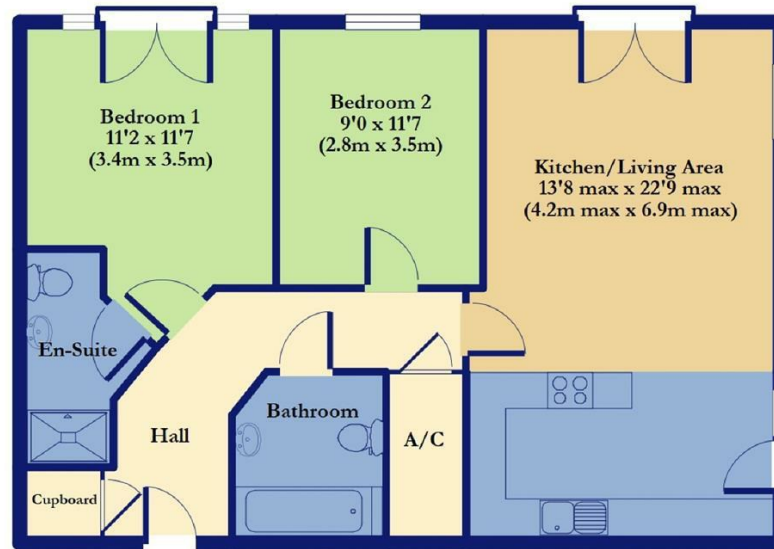
Tenure - Leasehold





- Access to Patio Area
- Ground Floor
- Dual Aspect Living Room
- En-suite to Master
- Very close to Reading Station
- Modern Kitchen
- Good Parking Facilities
- EPC Rating - D





APPROX GROSS INTERNAL FLOOR AREA: 753 sq. ft / 70 sq. m

Luscinia View

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