

TOTAL FLOOR AREA : 764 sq.ft. (71.0 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.
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44 Luscinia View, Napier Road, Reading, RG1 8AB
Price £300,000 Leasehold

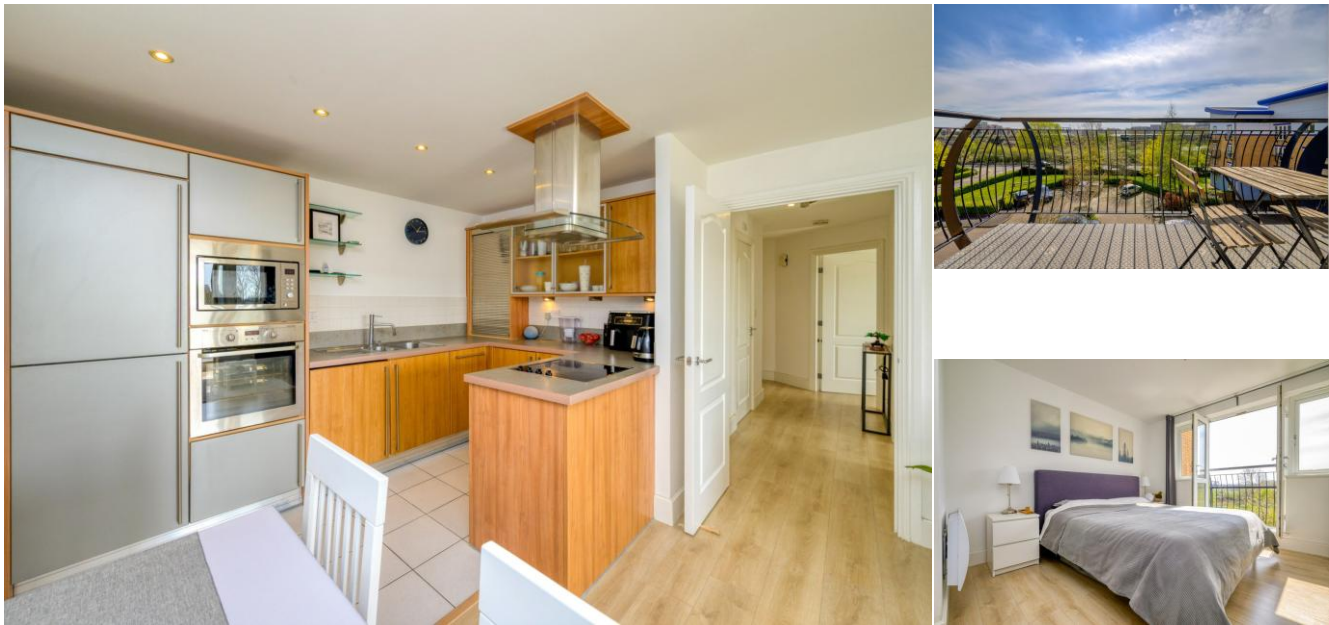
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Masons are proud to offer to the market this immaculately presented 2 bedroom second floor apartment situated in a popular development within walking distance of The River Thames, Reading Town Centre and mainline station. Close to a plethora of local amenities, the property has undergone recent improvements by the current owner including a full redecoration and new flooring. The spacious accommodation comprises of a 23ft open plan kitchen/living/dining room with access to the balcony overlooking Reading Town Centre, a 13ft master bedroom with en-suite shower room, an 11ft second bedroom and a family bathroom. Further benefits of the property include a lease length of 134 years, allocated parking, UPVC double glazing, lift access and a secure entry system. **VIEWING RECOMMENDED.**

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| <ul style="list-style-type: none"> • Second floor apartment • 2 bedroom • Walking distance to Reading Town Centre and mainline station | <ul style="list-style-type: none"> • Close to local amenities, Kings Meadow and The River Thames • 13ft master bedroom with en-suite and Juliet balcony • 11ft second bedroom | <ul style="list-style-type: none"> • 23ft open plan kitchen/living/dining room with balcony • Allocated parking • UPVC double glazing |
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Front door opens into the hallway which boasts two large storage cupboards and doors to...
 enclosed shower, low level WC and hand wash basin.

Open plan kitchen/living/dining room: 23'6" x 12'1"
 Double glazed with a front aspect and access to the balcony which has views over Reading. The kitchen is fitted with a range of modern eye and base level units with roll edge tops and tiled surround, 1.5 sink with drainer, a range of integrated appliances including oven, hob with extractor above, fridge/freezer, dishwasher and washing machine.

Master bedroom: 13'10" max x 11'3" max
 Double glazed with a front aspect, Juliet balcony and a door to the en-suite.

En-suite:
 Fitted with a panel

Bedroom 2: 11'9" x 8'6"
 Double glazed with a front aspect.

Bathroom:
 Fitted with a bath, low level WC and hand wash basin.

Outside:
 The property boasts allocated parking, has nearby visitors parking and is walking distance to local amenities including Reading Town Centre, mainline station, The River Thames and Kings Meadow.