



Luscinia View, Napier Road, Reading, RG1 8AB

£300,000

Walmsley

# Luscinia View, Napier Road, Reading, RG1 8AB

An attractive modern 2 bedroom ground floor apartment with direct access to communal gardens, situated within 1 mile of Reading mainline station (Paddington - 25 minutes) and Reading town centre. Reading offers a wealth of amenities including the excellent shopping facilities at The Oracle shopping centre as well as restaurants, bars, cafés and supermarkets. The impressive accommodation comprises entrance hall with large storage cupboard and airing cupboard, open plan living/dining room and modern fitted kitchen with integrated appliances, two bedrooms with en-suite shower room to master and a separate bathroom. Further noteworthy points of this property include parking and views over Kings Meadow. Viewing highly recommended.

EPC rating D. Council tax band C.

155 year lease; 133 years remaining on lease.

Ground rent £250 PA currently. The ground rent is linked to the Retail Price Index and is reviewed every 25 years. The next review/increase will be 06/01/2029.

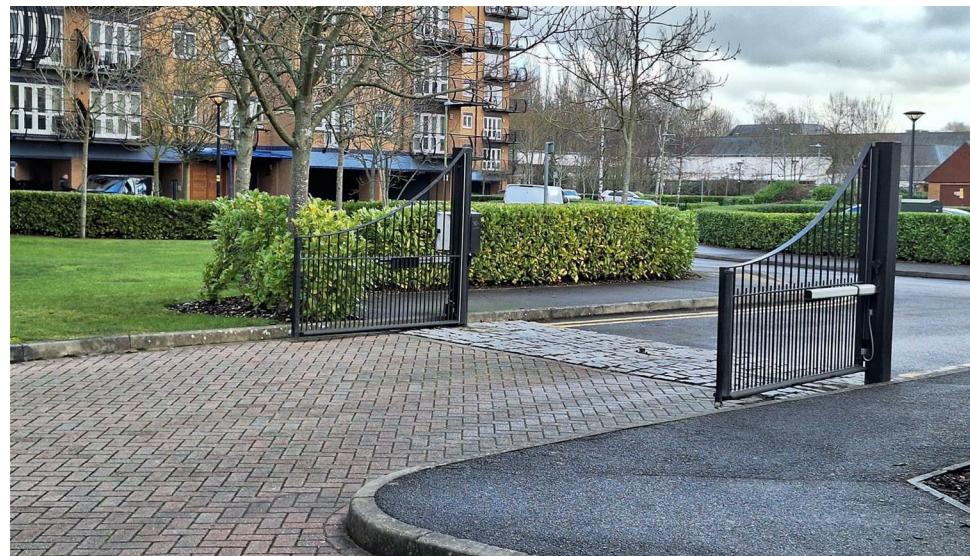
Service Charge £2296 PA

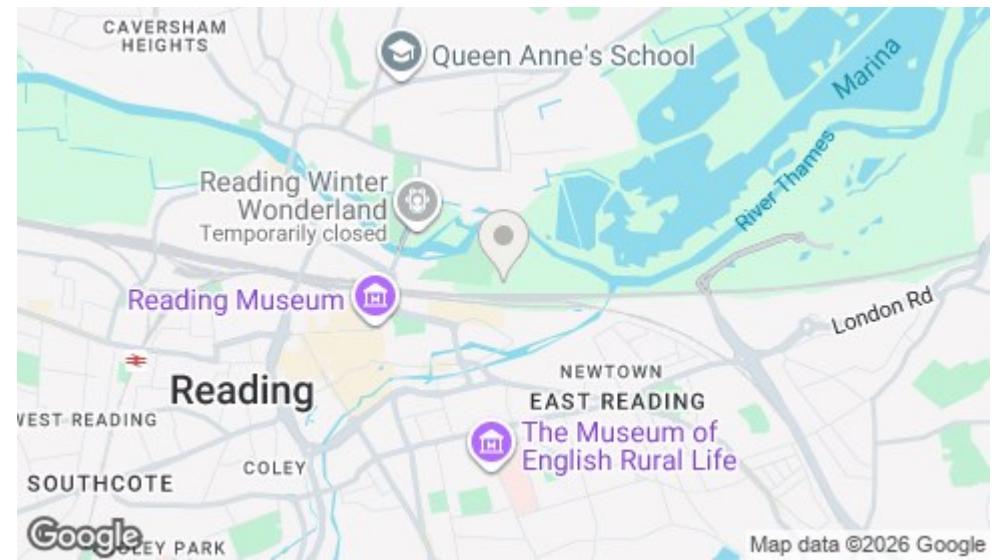
Managing Agents - Chaney's Chartered Surveyors and Managing Agents

## Tenure - Leasehold









**Approximate Gross Internal Area 734 sq ft - 68 sq m**



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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