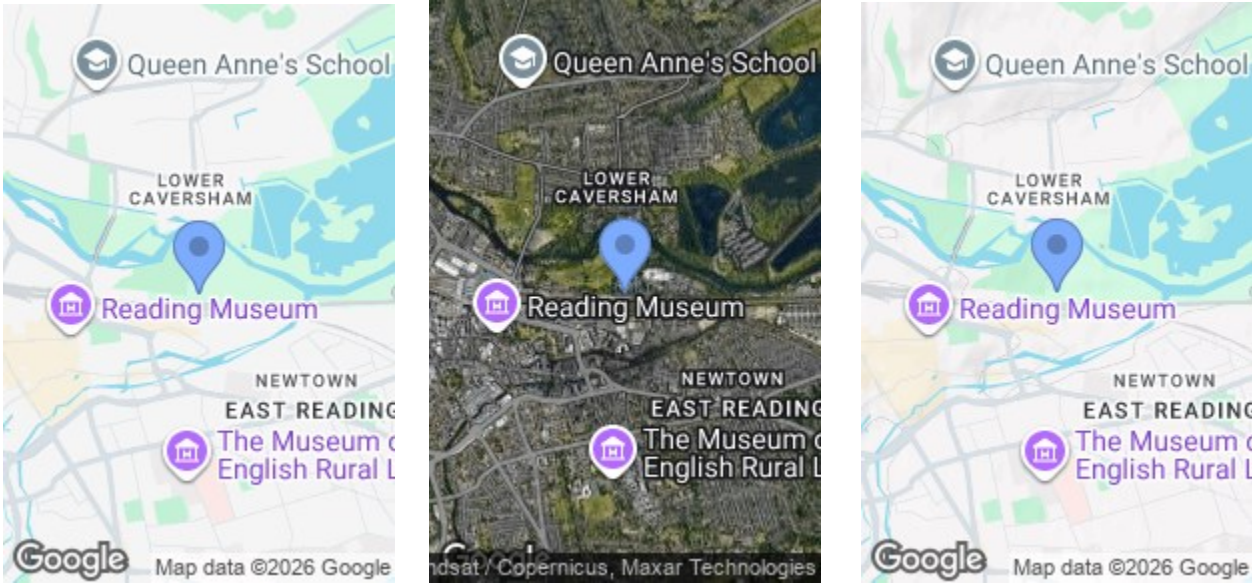




ROAD MAP

HYBRID MAP

TERRAIN MAP



LUSCINIA VIEW, READING RG1
GUIDE PRICE £250,000

Camberley 01276 539111
Email: enquiries@knightspropertyservices.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightspropertyservices.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





MAIN FEATURES

- No Onward Chain
- En Suite To Bedroom One
- Allocated Parking
- Very Well Presented
- Two Double Bedrooms
- Third Floor Apartment
- Balcony

FULL DETAILS

Kitchen

Range of base and eye level units, sink, electric hob, extractor fan, integrated microwave and oven, integrated dishwasher and integrated fridge/freezer. Partly tiled walls and tiled flooring.

Reception Room

Rear aspect, carpet flooring and door leading onto balcony.

Bedroom One

Double bedroom, carpet flooring, juliet balcony and door leading to the en suite.

En Suite

Low level WC, wash hand basin, shower, tiled flooring and tiled walls.

Bedroom Two

Double bedroom and carpet flooring.

Bathroom

Bath with shower, low level WC, wash hand basin, partly tiled walls and tiled flooring.

Leasehold Information

We have been advised by the owner the

following:

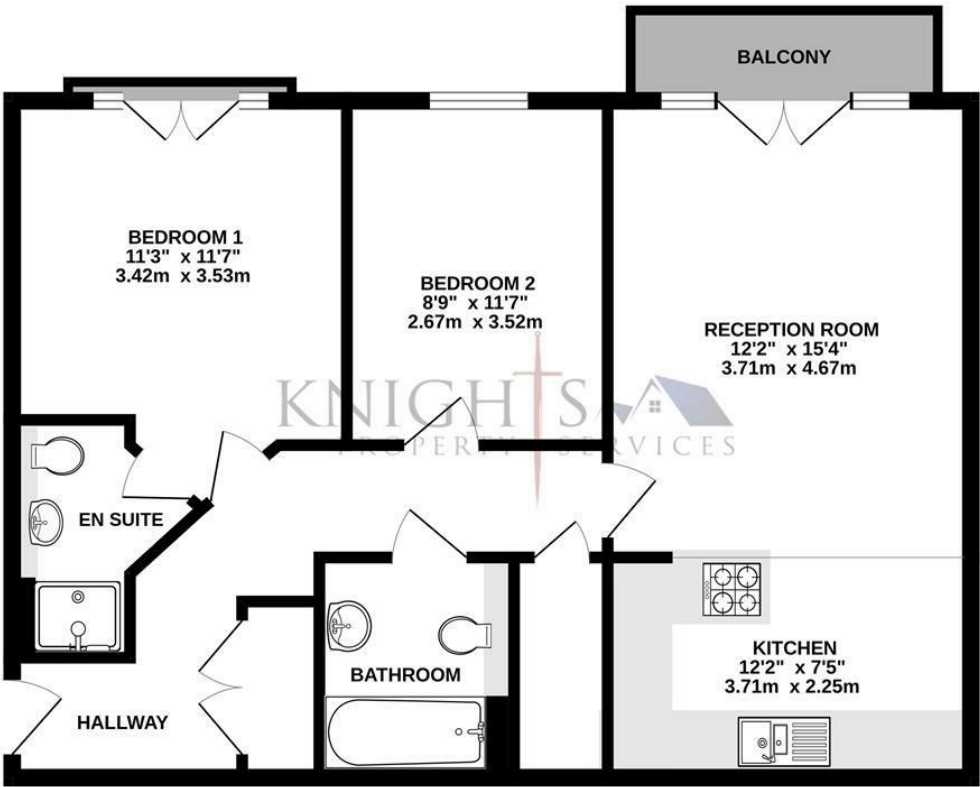
GROUND RENT
£250 per year

ANNUAL SERVICE CHARGE
£2200

LENGTH OF LEASE
134 years left

FLOORPLAN

THIRD FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 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 C2026



LUSCINIA VIEW, READING RG1

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** Situated on the third floor of a modern purpose-built development, this contemporary two bedroom apartment is offered to the market with no onward chain, making it an ideal opportunity for a hassle-free purchase. The property boasts a spacious and well-designed layout, featuring a generous bedroom one with an en suite shower room, a second double bedroom and a family bathroom. At the heart of the home is a bright open plan kitchen/reception room, which opens onto a balcony. Further benefits include an allocated parking space, along with a highly convenient location within easy reach of the town centre and train station, offering excellent access to local amenities and transport links.