



Napier Road, Reading, Berkshire, RG1 8AE

£295,000

Walmsley

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Walmsley Estate Agency is delighted to present this appealing top floor, modern 2-bedroom apartment to the market, boasting stunning panoramic views overlooking Reading and the scenic Kings View Meadow. The generously spaced interior features an entrance hall with a sizable storage cupboard, an open-plan living/dining room offering dual aspect views of Kings Meadow, a modern kitchen, two spacious bedrooms, with the master bedroom benefiting from an en-suite shower room, a large corner balcony and an additional separate bathroom. Further benefits include gated, allocated and covered parking.

Ideally situated, Luscinia View offers convenient access to Reading town centre, just a short walk away. Residents can enjoy the plethora of amenities in the town, including an array of bars, cafés, supermarkets, and retail shops, with the Oracle shopping centre as a notable highlight. A local Tesco is conveniently located within a five-minute walk. The Thames Lido Spa is easily accessible, providing a luxurious wellness experience. Furthermore, Reading mainline station, offering direct routes to Paddington and Oxford in just 25 minutes, adds to the property's appeal, making it a well-connected and desirable living space. Council tax C. EPC rating C.

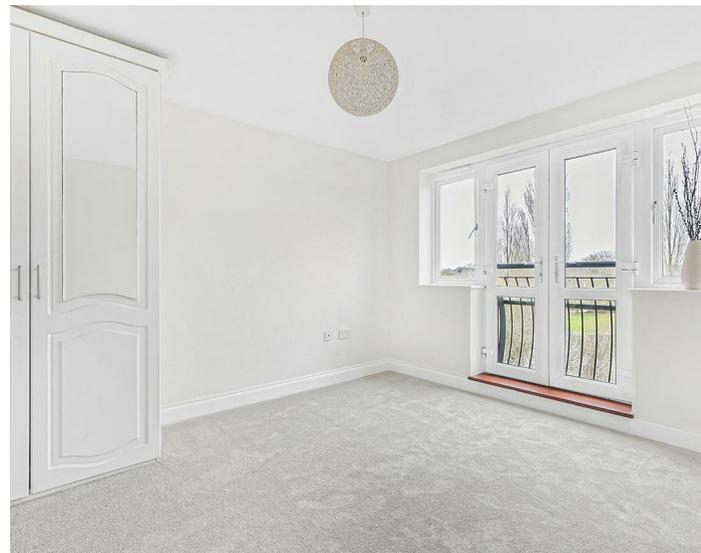
Lease years: 155 with 135 years remaining

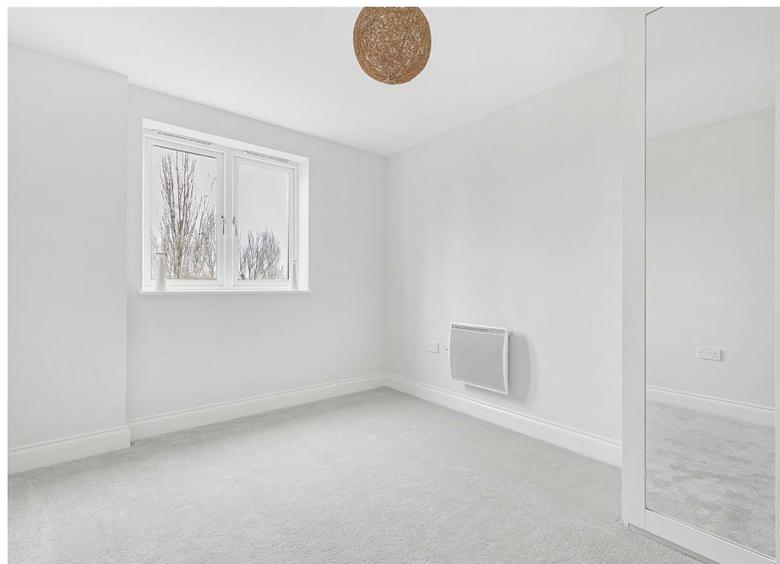
Ground Rent- £250

Service Charges - £2200.00

<https://moverly.com/sale/TTZQYwRyutIH95qN33KP6HV/view>

Tenure - Leasehold





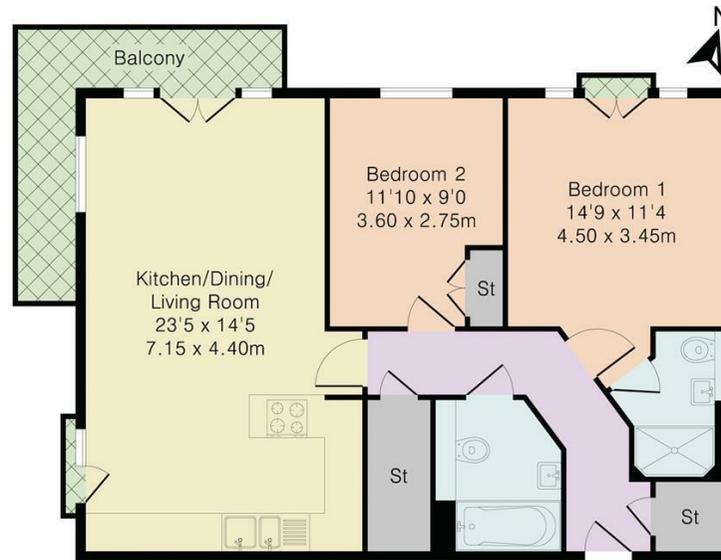
- Walking distance of Reading Station
- Close to nearby shops and town centre
- Two bedrooms
- No onward chain
- Council tax C
- EPC rating C







Approximate Gross Internal Area 782 sq ft - 73 sq m



Fourth Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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