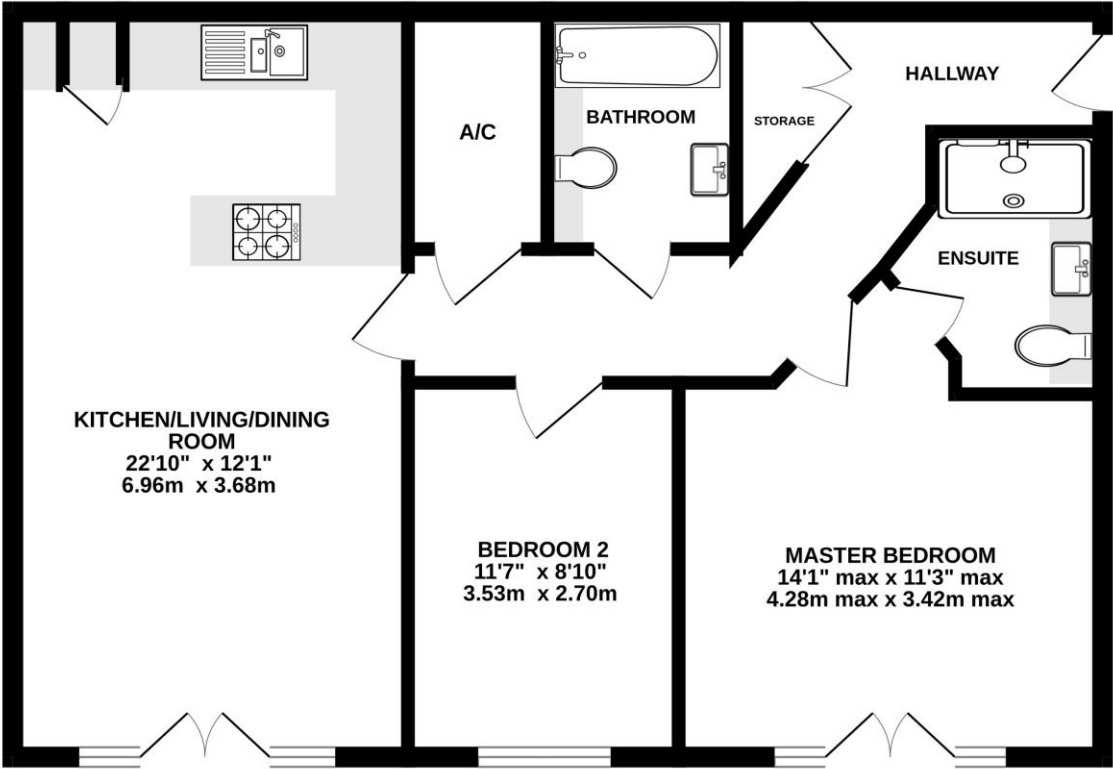




GROUND FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 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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2 Luscinia View, Napier Road, Reading, RG1 8AB  
Price £280,000 Leasehold

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2 Luscinia View, Napier Road, Reading, RG1 8AB  
 Price £280,000 Leasehold

Masons are proud to offer to the market IN A CLOSED CHAIN this well presented 2 bedroom ground 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 spacious accommodation comprises of a 22ft open plan kitchen/living/dining room with access to the communal gardens and a private patio area, a 14ft master bedroom with a recently re-fitted en-suite shower room, an 11ft second bedroom and a family bathroom. Further benefits of the property include a lease length of approx. 133 years, allocated parking, UPVC double glazing, and a secure entry system. **VIEWING RECOMMENDED.**

- |                                                                                                                             |                                                                                                                                                                                                                    |                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• IN A CLOSED CHAIN</li> <li>• Ground floor</li> <li>• Private patio area</li> </ul> | <ul style="list-style-type: none"> <li>• Walking distance to Reading Town Centre and mainline station</li> <li>• 22ft open plan kitchen/living/dining room</li> <li>• 14ft master bedroom with en-suite</li> </ul> | <ul style="list-style-type: none"> <li>• 11ft second bedroom</li> <li>• Allocated parking</li> <li>• Lease length approx. 133 years</li> </ul> |
|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|

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Front door opens into the hallway which boasts two large storage cupboards and doors to...

Open plan  
 kitchen/living/dining room:  
 22'10" max x 12'1"  
 Double glazed with a front aspect and access to the communal gardens and a private patio area. 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:  
 14'1" max x 11'3" max  
 Double glazed with a front aspect, patio doors onto the communal gardens and a door to the en-suite.

En-suite:

Fitted with a panel enclosed shower, low level WC and hand wash basin.

Bedroom 2:  
 11'7" x 8'10"  
 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.

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