



Luscinia View, Napier Road, Reading, RG1 8AG

£170,000

Walmsley

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No onward chain -We are pleased to present this light and spacious, modern 1-bedroom apartment to the market. The generously spaced interior features an entrance hall with a sizable storage cupboard, an open-plan living/dining room, kitchen, 12ft bedroom, Juliet balcony and bathroom. Further benefits include gated, allocated 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.

Lease years: 99 with 78 years remaining

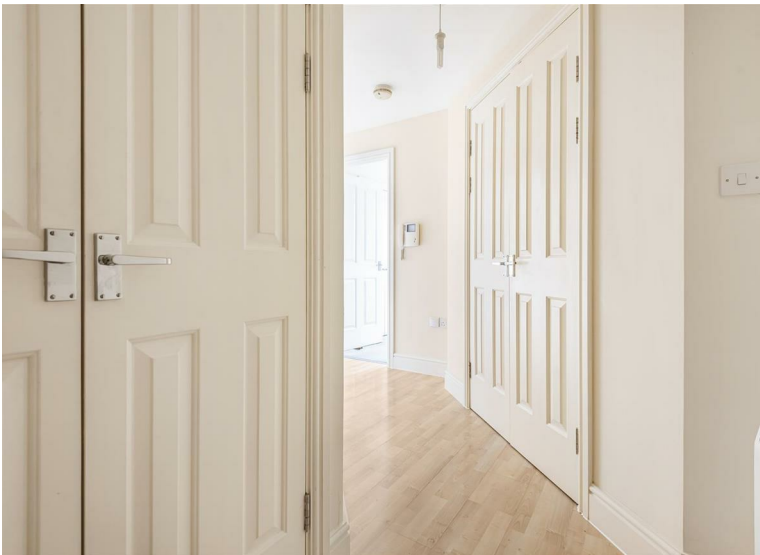
Ground Rent- £200

Service Charges - £2291.64

<https://moverly.com/sale/91dPXesUYSCXCD9PSbbc52/view>

Tenure - Leasehold





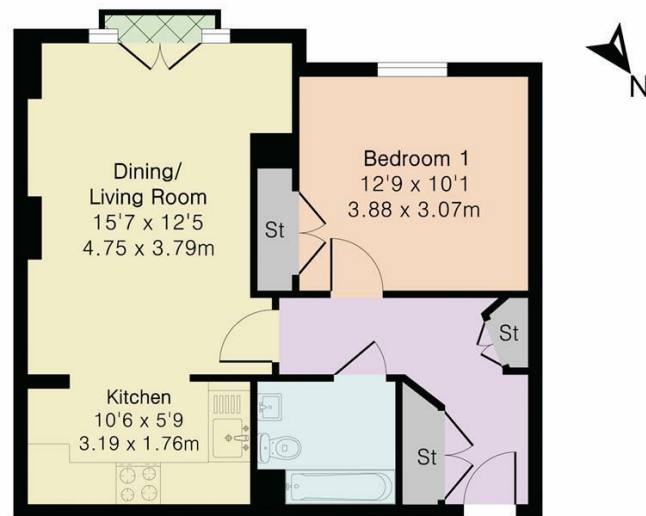
- Close Proximity to Reading Train Station
- Open Plan
- No Onward Chain
- Allocated Parking
- EPC B
- Council Tax Band B



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Approximate Gross Internal Area 493 sq ft - 46 sq m



Fourth Floor Flat



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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