

104 Luscinia View, Napier Road, Reading, Berkshire.  
RG1 8AF.



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£300,000 Leasehold

**\*\*NO ONWARD CHAIN\*\*** Nestled in the vibrant heart of Reading town centre, this well presented ground floor apartment offers an exceptional opportunity for both first-time buyers and investors. Upon entry, you're greeted by an inviting entrance hall adorned with two convenient storage cupboards. The accommodation comprises a three-piece bathroom, two generously proportioned double bedrooms, with the master bedroom boasting the luxury of an en-suite shower room. The centerpiece of this home is the expansive living/dining room, bathed in natural light and seamlessly flowing into the fully fitted kitchen. Double doors from the living room and master bedroom open onto lawned areas. Convenience is paramount, with **allocated parking and additional visitors' spaces**

- NO ONWARD CHAIN
- Well Presented 2 Double Bedroom Ground Floor Apartment
- Located with Easy Access to Central Reading, Train Station and Tesco Extra
- Communal Entrance plus Entrance Hall to Apartment
- Living Room / Kitchen with Appliances
- Bathroom plus En-Suite to Bedroom One
- Allocated Parking
- Close to Canal Side Walks and Meadow

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



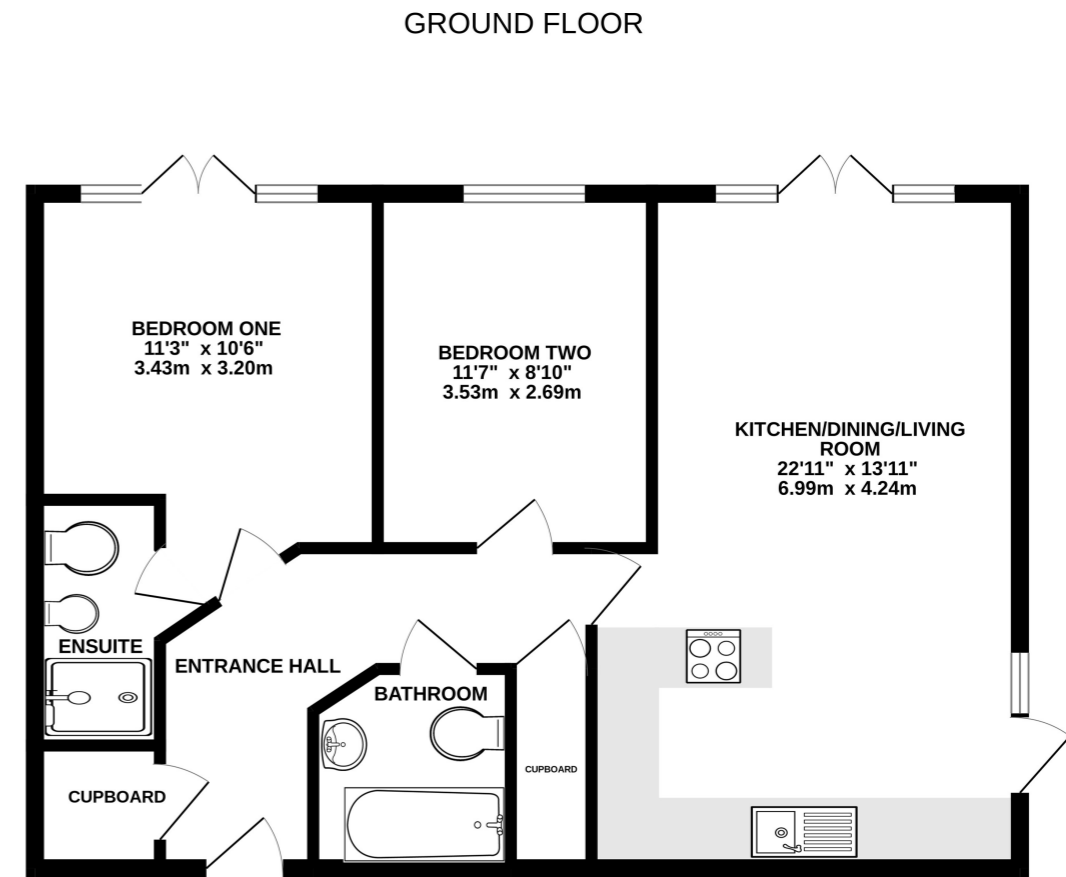
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

ensuring hassle-free parking for residents and guests alike. Situated mere moments from Reading mainline railway station, this property offers unparalleled connectivity for commuters. There is also approx. 135 years remaining on the lease.

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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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**Property Description**

**Ground Floor**

**Communal Entrance plus Entrance Hall to Apartment**

**Kitchen/Dining/Living Room**

6.99m x 4.24m (22' 11" x 13' 11")

**Bathroom**

**Bedroom One**

3.43m x 3.20m (11' 3" x 10' 6")

**Ensuite Shower Room**

**Bedroom Two**

3.53m x 2.69m (11' 7" x 8' 10")

**OUTSIDE**

**Allocated Parking**

**Communal Gardens**

**Leasehold Information**

There is approx. 155 years remaining on the lease.  
The ground rent is £250 per annum, paid 6 monthly.  
The service charge is £1,200 per annum, paid 6 monthly.  
TBC via solicitors.

**Council Tax Band**

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