



Luscinia View, Napier Road, Reading, RG1 8AF

£599,950

Walmsley

Luscinia View, Napier Road, Reading, RG1 8AF

A fabulous duplex penthouse, with outstanding city aspects over Reading, situated close to Reading mainline station, with its newly opened Queen Elizabeth Line and vibrant town centre. Offering an impressive arrangement of accommodation with light and spacious rooms arranged over 2 floors; this apartment is one of a kind. The lower floor features all 4 bedrooms (2 with en-suite), 2 separate terraces, a family bathroom and a spacious hallway leading to the upper floor which opens into the main living space featuring high ceilings and a south-facing and east-facing wrap-around terrace plus an additional terrace to the West and W.C. The apartment enjoys the benefit of 1 undercroft car parking space, plus additional parking is offered at Tesco. Luscinia View is a superbly managed complex of apartments backing onto the beautiful Kings Meadow Park (in which the Thames Lido open air swimming pool can be found) and Thames Path walkway. A short cycle or walk along the path connects Luscinia View with Thames Valley Park. The property is a 10-minute walk to Reading's main railway station with fast trains to London Paddington. In addition, the new Crossrail Elizabeth Line which starts in Reading and travels through central London to London Liverpool Street. EPC Rating - D. Council Tax Band - F.

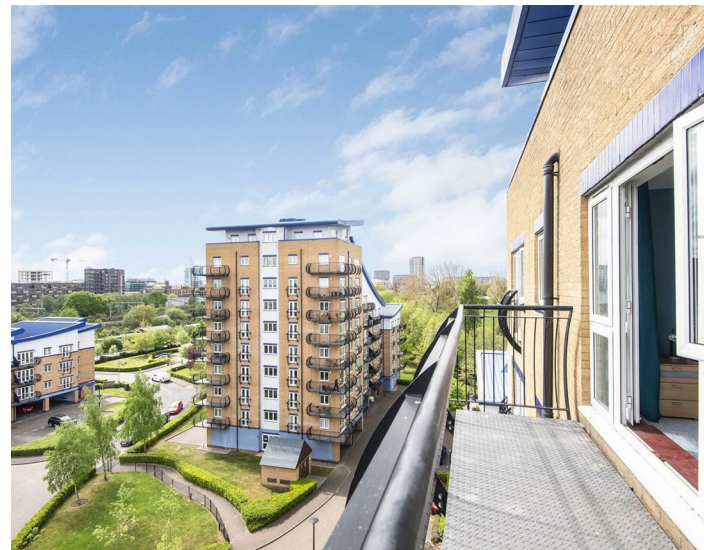
Lease - 155 years from 1 January 2004

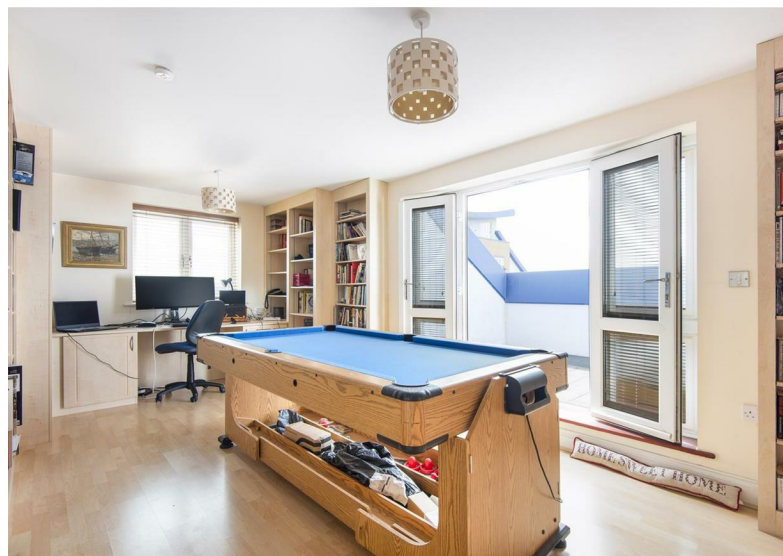
Service Charge - £3228

Ground Rent - £450 per year

Further information can be found at www.lusciniaview.com

Tenure - Leasehold





- Fabulous city aspects
- 4 balconies (2 wrap around)
- Close to Reading station
- 4 spacious bedrooms
- 3 bathrooms (2 en-suite)
- Beautiful communal grounds
- Many amenities close by
- Close to Thames Valley Park

 4  3  1  D

RESIDENTIAL SALES • LETTINGS • PROPERTY MANAGEMENT • NEW HOMES



Approximate Gross Internal Area 1590 sq ft – 148 sq m
 Seventh Floor Area 1002 sq ft – 93 sq m
 Eighth Floor Area 588 sq ft – 55 sq m



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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA
 Email: enquiries@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

