



Napier Road, Reading, Berkshire, RG1 8AB

£315,000

**Walmsley**

## Napier Road, Reading, Berkshire, RG1 8AB

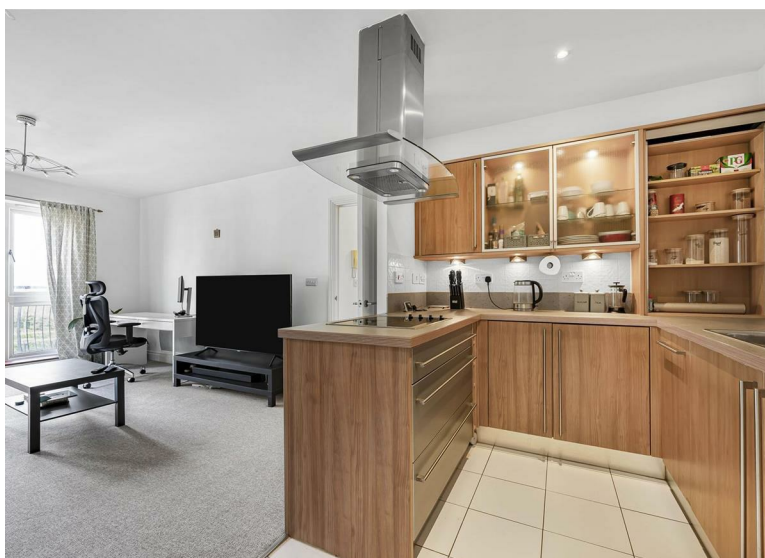
Walmsley Estate Agency are pleased to offer this well-presented modern 2-bedroom apartment to the market. The generously spaced interior features an entrance hall with a sizable storage cupboard, an open-plan kitchen/living room with balcony, two spacious bedrooms, with the master bedroom benefiting from an en-suite shower room, and an additional separate bathroom. Further benefits include 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. Council tax C. EPC rating B.

- \* 136 years remaining on the lease.
- \* £250 a year ground rent.
- \* £2000 pa service charge.

## Tenure - Leasehold

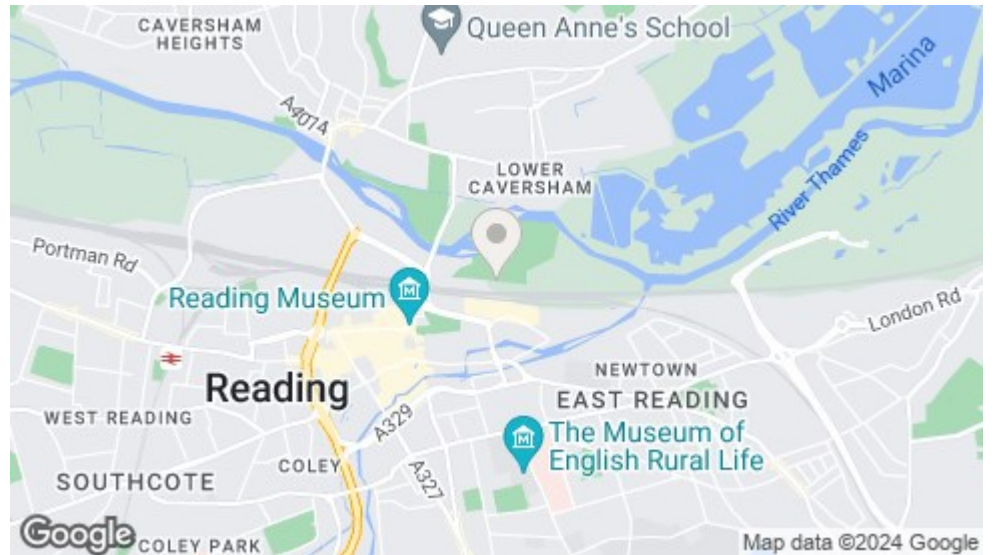




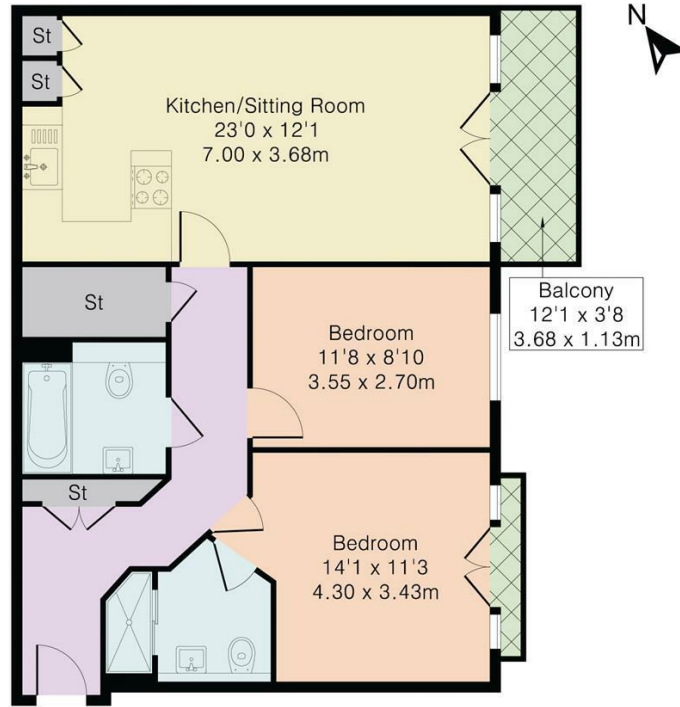
- Close to nearby shops
- Excellent views
- Well-presented
- Two bedrooms
- En-suite to master bedroom
- Parking

 2  2  1  B





Approximate Gross Internal Area 754 sq ft – 70 sq m



Second Floor

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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