



**Luscinia View**  
**Napier Road, Reading, Berkshire RG1 8AG**

**Chain Free £170,000**

**CHAIN FREE: NEW 990 YEAR LEASE & PEPPERCORN GROUND RENT ON COMPLETION:** Set within this sought after location that offer easy access to both the Oracle shopping center and Reading mainline station is this light and airy apartment. The property boasts generous living accommodation that includes a good sized bedroom, modern bathroom and a good sized living room. In addition there is residents permit parking. To appreciated the space on offer call now to view.

## Luscinia View, Reading, Berkshire RG1 8AG

- Chain free
- Easy access to Reading station, Kings Meadow and the River Thames
- Purpose built apartment in central Reading
- One double bedroom and a modern bathroom
- Bright living room with a 'Juliet style Balcony'
- Residents' parking
- Ideal first time buy or rental investment
- Semi open plan kitchen
- Council tax band: B
- EPC rating: C

### Communal entrance

A good sized communal entrance with lift and stairs to the upper floors.

### Entrance hall

A good sized hallway with built two built in cupboards, laminate wood flooring and doors to the bedroom, bathroom and living room.

### Bedroom

11'5" x 10'0" (3.5 x 3.05)



A light and airy carpeted room with double glazed window to the side and ample fitted wardrobes.

### Bathroom

7'4" x 6'3" (2.25 x 1.92)



A good sized bathroom comprising of a panelled bath, wall mounted shower, WC and wash hand basin. Tiled floor and part tiled walls.

### Living room

14'1" x 11'8" (4.3 x 3.58)



Offering views to the side is this good sized room, laminate wood flooring double glazed doors and widow to 'Juliette' style balcony and open plan to the kitchen.

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### Kitchen

9'10" x 7'6" (3.00 x 2.3)



A modern kitchen with ample wall and base units. Roll top work surfaces with an inset sink and drainer, four ring hob, oven, extractor. Recess for the washing machine and fridge freezer.

### Tenure

Lease: Currently 77 year lease with a new 990 year lease granted on completion

Service charge: £2291.64

Ground rent: Currently £200 pa. This will be Peppercorn upon completion of the lease extension.

### Services

Water. Mains

Drainage. Mains

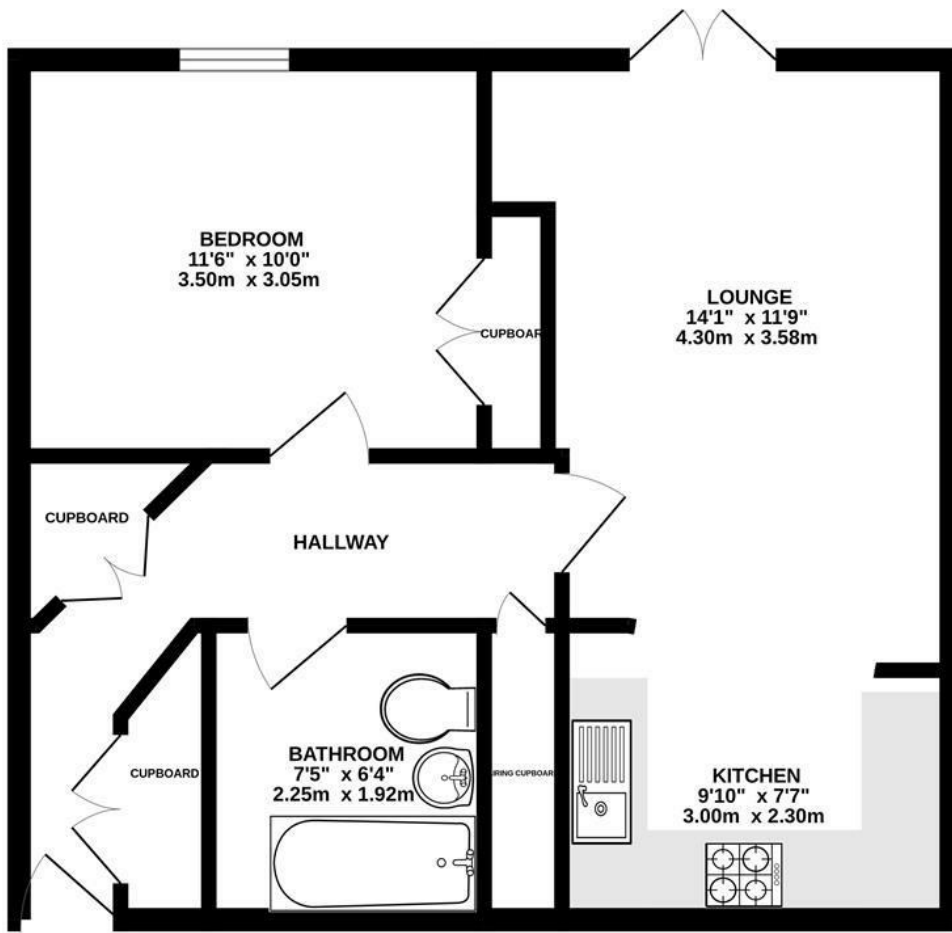
Electricity. Mains

Heating. Electric

Mobile phone. NEA is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, information obtained from Ofcom

FIFTH FLOOR



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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| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  | 80                      | 80        |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                         |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  | Current                 | Potential |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
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