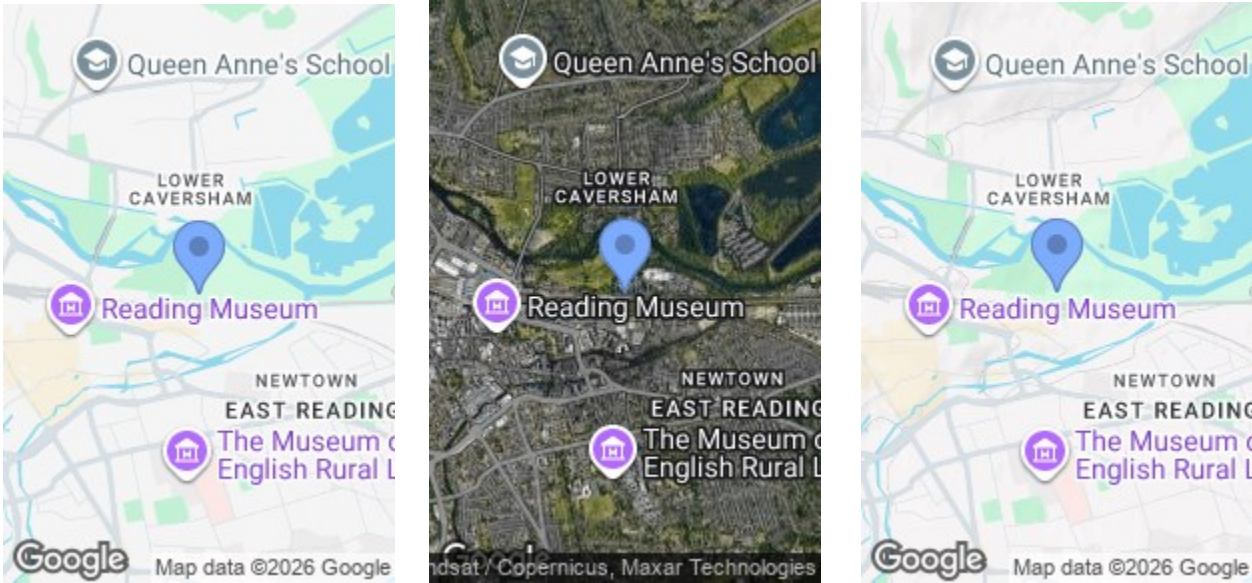




ROAD MAP

HYBRID MAP

TERRAIN MAP



LUSCINIA VIEW, READING RG1
GUIDE PRICE £250,000

Camberley 01276 539111
Email: enquiries@knightspropertyservices.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightspropertyservices.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





MAIN FEATURES

- No Onward Chain
- Ensuite To Master Bedroom
- Allocated Parking
- Two Double Bedroom
- Third Floor
- Balcony

FULL DETAILS

Entrance Hallway

Kitchen

Range of base and eye level units, sink, electric hob, extractor fan, integrated microwave & oven, integrated dishwasher; integrated fridge/freezer. Partly tiled walls and tiled flooring.

Reception Room

Rear aspect room, carpet flooring, neutrally decorated, door leading onto balcony.

Bedroom One

Doubled bedroom, carpet flooring, neutrally decorated, door leading into ensuite

Ensuite

Low Level WC, wash hand basin, shower enclosure, tiled flooring, tiled walls.

Bedroom Two

Doubled bedroom, carpet flooring, neutrally decorated

Leasehold Information

We have been advised by the owner the following:

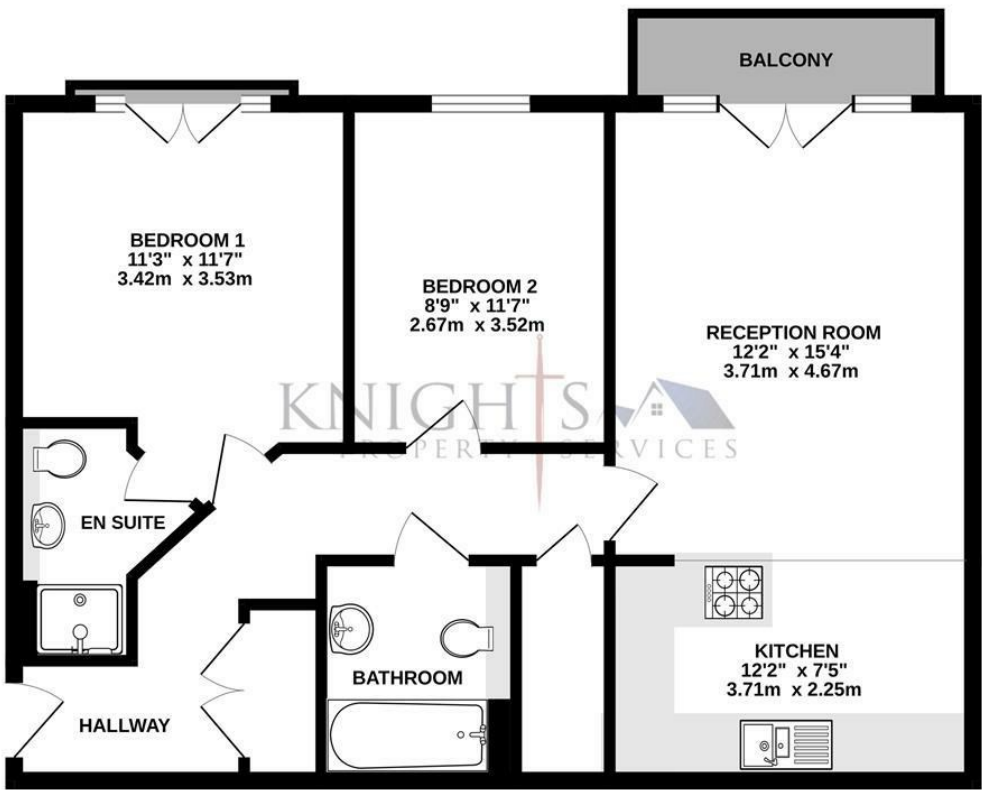
GROUND RENT
£250 per year

ANNUAL SERVICE CHARGE
£2200

LENGTH OF LEASE
134 years left

FLOORPLAN

THIRD FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 sq.m.) approx.
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 is given as to their operability or efficiency can be given.
Made with Metropix C2026



LUSCINIA VIEW, READING RG1

KNIGHTS PROPERTY SERVICES- NO ONWARD CHAIN- Situated on the third floor of a modern purpose-built development, this contemporary two-bedroom apartment is offered to the market with no onward chain, making it an ideal opportunity for a hassle-free purchase. The property boasts a spacious and well-designed layout, featuring a generous principal bedroom with an en-suite shower room, a second double bedroom, and a stylish family bathroom. At the heart of the home is a bright open-plan kitchen, dining and living area, which opens onto a large private balcony perfect for relaxing or entertaining. Further benefits include an allocated parking space, along with a highly convenient location within easy reach of the town centre and train station, offering excellent access to local amenities and transport links.