



# A superb penthouse apartment to rent with

**Luscinia View, Napier Road, Reading, RG1**

£2,000 pcm plus fees apply, Furnished  
Available from 26.03.2021





- Penthouse apartment
- Over two floors
- 2 bedrooms
- 2 en suites
- Cloakroom
- Terraces/balconies
- Allocated parking space

#### Local Information

Located adjacent to Kings Meadow, which is located next to the River Thames. Within half a mile of Reading train station, where there are fast and frequent services to London Paddington (from 26 minutes). Beyond the station is the town centre where amongst other shops is The Oracle Centre, here major stores can be found together with specialist retailers.

Reading is known for its annual music festival and has a vibrant entertainment scene all year round. Reading is also a great centre of learning, from its famous University to many top scoring OFSTED schools. When it comes to unwinding, long walks or cycle rides along the Thames path are a perfect way to spend a Sunday, and nothing can beat a long summer's day around Caversham Lakes, home to prestigious rowing and sailing clubs.

Nestled in the Berkshire countryside, Reading is surrounded by green spaces, so whichever way you choose to explore the local area, you really are spoiled for choice.

#### About this property

A superb penthouse apartment to rent with accommodation in excess of 1600 sq ft set over two floors and with private terraces

enjoying east, south and westerly aspects.

Accommodation comprises of; entrance hall, with stairs to top floor, storage cupboard, cloakroom and double doors opening onto the living space; with sitting area, dining area, fully equipped kitchen, double bedroom with westerly facing terrace and en suite shower room. On the top floor there is a very generously sized principle bedroom with en suite bath/shower room with twin sinks, doors from the bedroom lead onto a wrap around balcony on two sides and a further westerly facing terrace.

With gated entrance, allocated undercover parking space and secure entry system.

#### Furnishing

Furnished

#### Local Authority

Reading Borough Council,  
Reading  
Council Tax Band = F

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Reading Lettings Office.  
Telephone: +44 (0)1189 520 544.



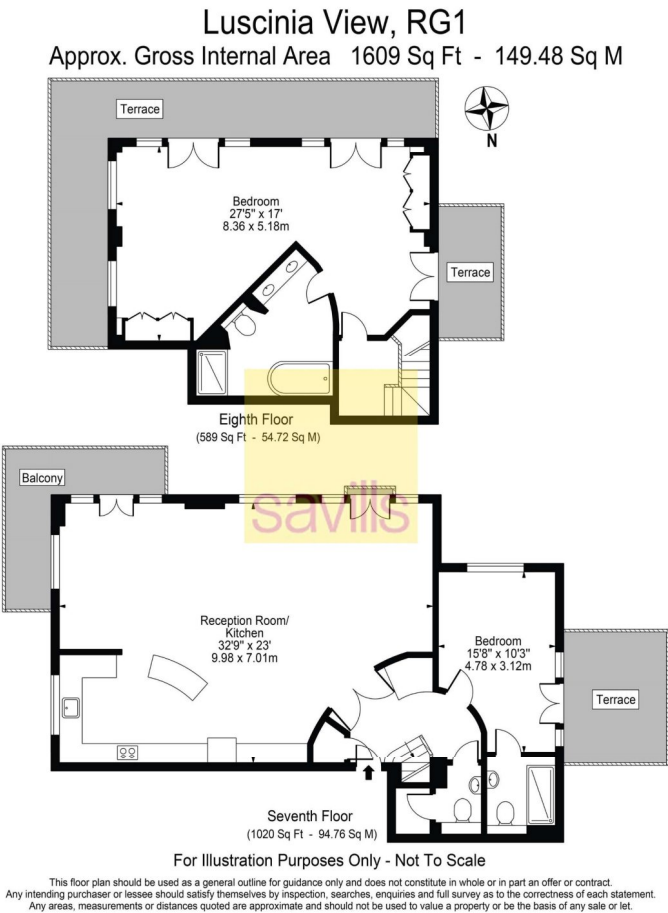




Luscinia View, Napier Road, Reading, RG1  
Gross Internal Area 1609 sq ft, 149.48 m<sup>2</sup>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(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, Scotland & Wales	EU Directive 2002/91/EC	

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20210323ANGC

