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## Upcross House, Reading, Berkshire, RG1 6PN

£1,495 per month *Unfurnished*



Modern two bedroom first floor apartment situated in this sought after development and conveniently located for the town centre. Approached via secure gates into immaculate manicured communal grounds, on the site of an Edwardian vicarage, which forms part of the development and is also the site of the former Upcross Hotel. Accommodation comprises entrance hall, 18ft x 17ft dual aspect sitting/dining room with Juliet style balcony, separate kitchen/breakfast area with granite worktops and built in appliances, master bedroom with en suite shower room, further

### KEY FEATURES

- Two bedroom apartment
- Two bathrooms
- Council tax band D
- Undercroft parking space
- Available now
- Unfurnished



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double bedroom which is complemented by a large family bathroom. To the rear of the property there is a secluded communal lawned area whilst to the front there are immaculate landscaped grounds, undercroft car parking space and visitors parking, secure bicycle store and secure electric gated access.

Available now. Unfurnished.



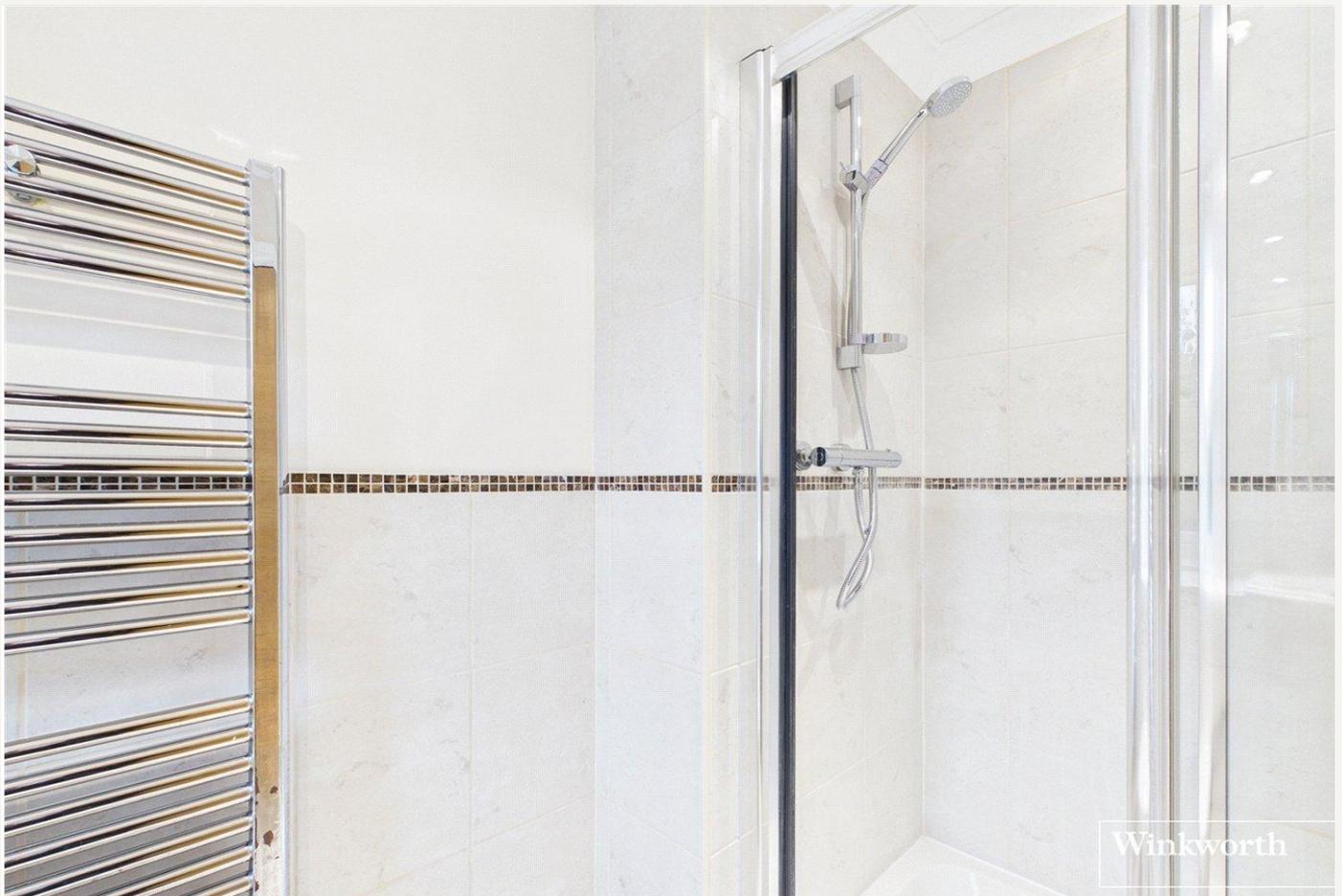
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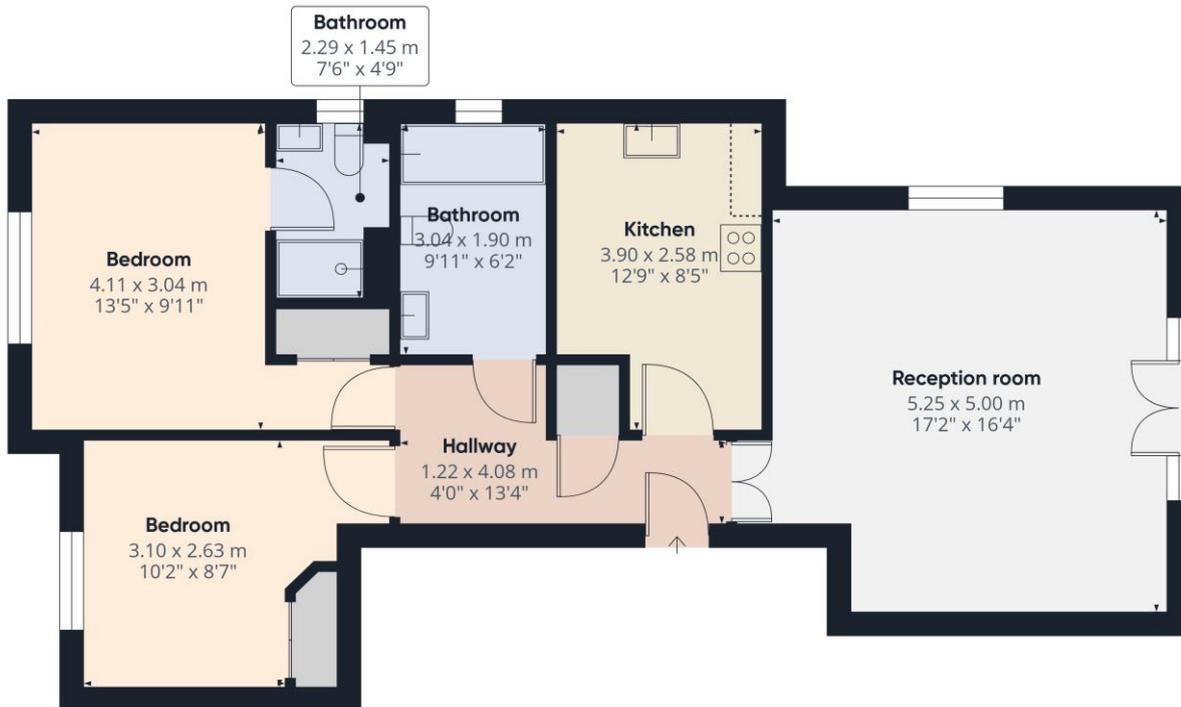


### MATERIAL INFO

**Deposit:** £1,725.00

**Holding Deposit:** £345.00

**Council Tax Band:** D



**Approximate total area<sup>m</sup>**  
78.1 m<sup>2</sup>  
840 ft<sup>2</sup>

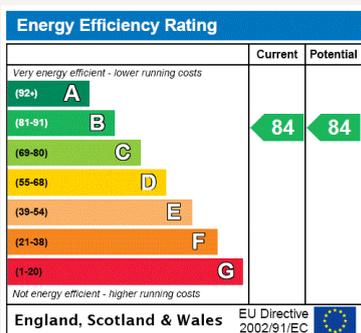
**Reduced headroom**  
0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

(1) Excluding balconies and terraces

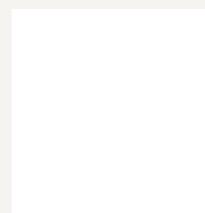
Reduced headroom  
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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<https://www.winkworth.co.uk/rent/property/REA190016>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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