



**UPCROSS HOUSE, UPCROSS GARDENS, READING, RG1
OFFERS IN EXCESS OF £300,000 LEASEHOLD**

**A SUPERB TWO BEDROOM CONVERSION APARTMENT
OFFERING A WEALTH OF CHARM AND CHARACTER AND
SITUATED IN THIS SOUGHT AFTER DEVELOPMENT**

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DESCRIPTION:

A truly wonderful two bedroom ground floor conversion apartment, built by award winning builders Millgate Homes in 2008, once the site of the former Upcross Hotel. The property is set in a secure gated development, standing in immaculately presented communal grounds and situated less than a mile from Reading town centre, serving easy access to the main line train station, with access to London Paddington in just over 20 minutes and on London's tube network with Crossrail and the Elizabeth Line.

On entering into the communal hallway there is lots of natural light via the high ceilings and wonderful stained glass windows. A real highlight of this superb apartment is the main living room, which is open plan to the kitchen/dining area and has a lovely box bay window. Both the double bedrooms have built in wardrobes and the master bedroom has the option of being an en suite or a family bathroom and has a separate shower cubicle as well as a bath. The property further benefits from an allocated car parking space and visitors parking.

All in all a truly wonderful conversion apartment which would make an ideal first time or investment purchase or for someone looking at downsizing.

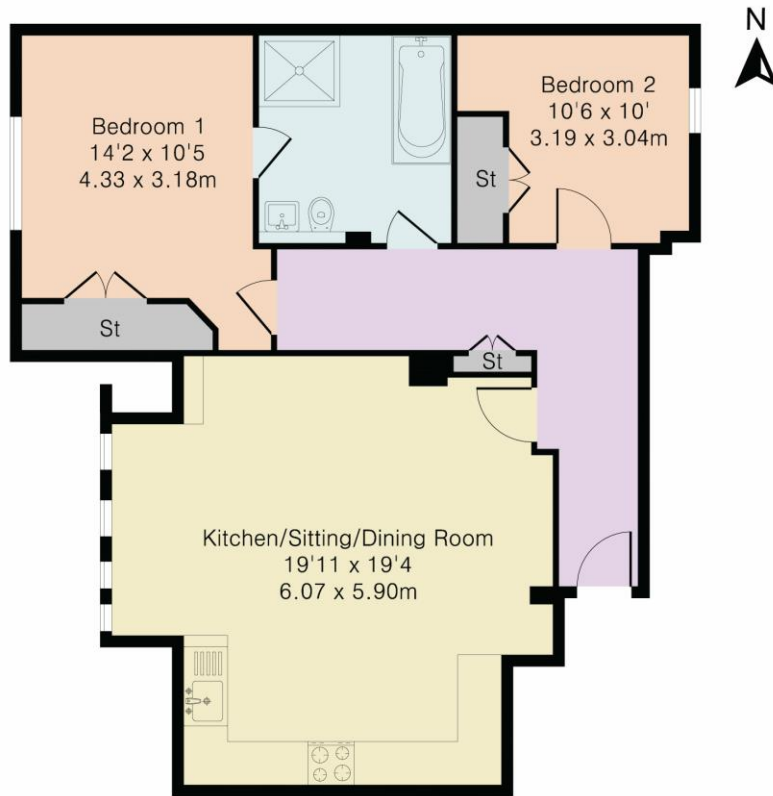
AT A GLANCE

- No Onward Chain
- Wonderful 19ft Living Space/Kitchen/Dining Area
- Two Double Bedrooms
- Bathroom With Separate Shower Cubicle
- Secure Allocated & Visitors Parking
- Service Charge £2,000 pa
- Ground Rent £300 pa
- 108 Years Remaining





Approximate Gross Internal Area 801 sq ft – 74 sq m



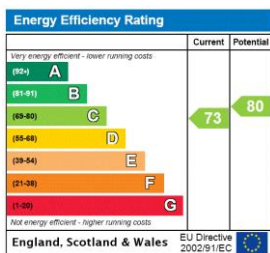
Ground Floor Flat



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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