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for every step...

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

**£1,900 per month** *Furnished*

MODERN TWO BEDROOM FIRST FLOOR APARTMENT SITUATED IN THIS SOUGHT AFTER DEVELOPMENT BUILT BY MILLGATE HOMES OFFERING FANTASTIC SIZED WELL-APPOINTED ACCOMMODATION

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. The impressive accommodation comprises entrance hall, sitting/dining room with Juliet style balcony, separate kitchen with integrated appliances, master bedroom with en suite shower room, further 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. Furnished to a high standard.



2



1



2



### KEY FEATURES

- Two Double Bedrooms
- First floor
- Two Bathrooms
- Council tax band D
- Undercroft parking
- Available now
- Furnished to a high standard



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0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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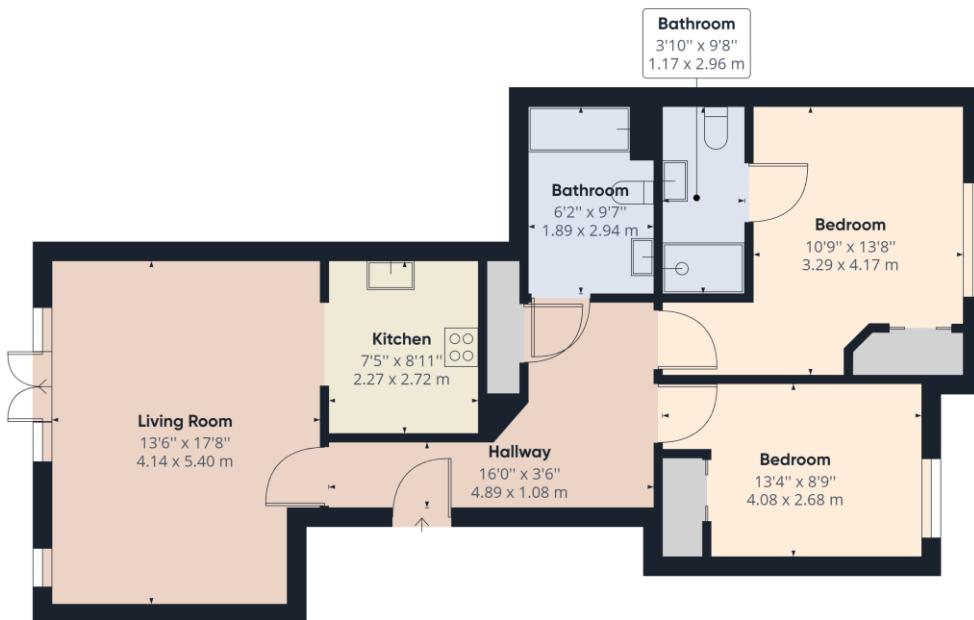
## MATERIAL INFO

**Deposit:** £2,192.31

**Holding Deposit:** £438.46

**Council Tax Band:** D

**EPC rating:** B

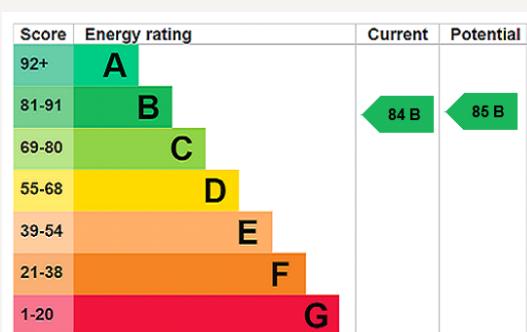


Approximate total area<sup>(1)</sup>  
811.23 ft<sup>2</sup>  
75.37 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



For more information, scan the QR code or visit the link below

<https://www.winkworth.co.uk/rent/property/REA210293>

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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