



UPCROSS HOUSE, READING, BERKSHIRE, RG1 6PN  
**£325,000 LEASEHOLD**

## TWO DOUBLE BEDROOM APARTMENT, NESTLED ON THE EDGE OF READING TOWN CENTRE

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## DESCRIPTION:

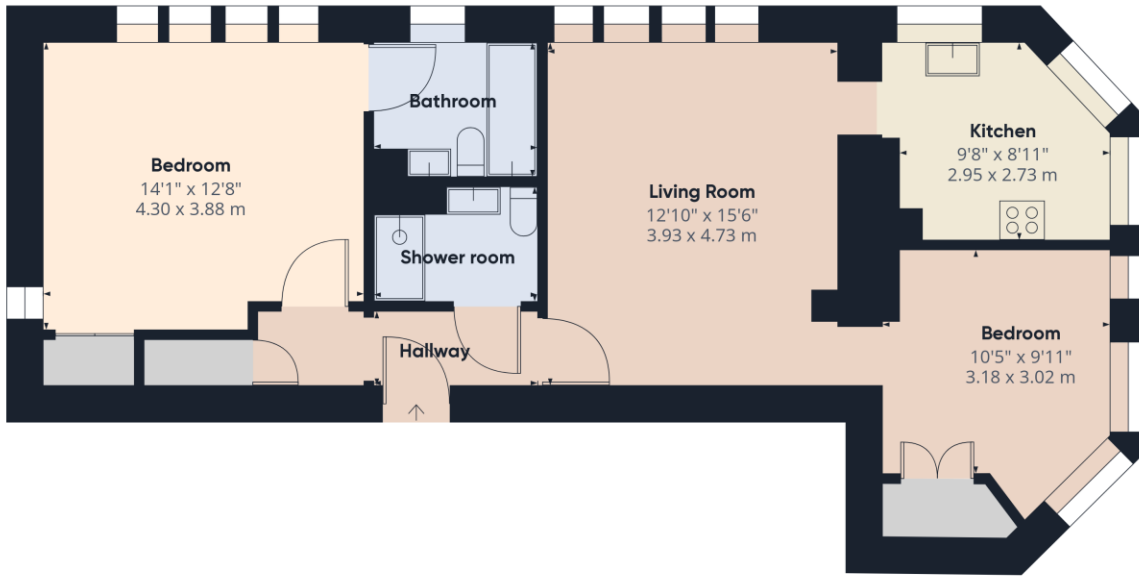
Set amid magnificently landscaped grounds, this former Edwardian vicarage, latterly the Upcross Hotel, has been carefully restored by Millgate Homes to capture the original elegance of a bygone era. This private, peaceful and leafy development, although in a bustling town provides privacy and sophistication as well as easy access to the M4 and all public transport links. This two bedroom first floor apartment is approached via gates into the manicured communal grounds. The property comprises kitchen with integrated appliances, living area, spacious master bedroom with modern ensuite bathroom, second double bedroom and a shower room. The property benefits from gas central heating, off road residents parking, views over the private grounds .

## AT A GLANCE

- Two Double Bedrooms
- First floor aspect
- One bathroom and ensuite shower room
- Residents parking
- Former Edwardian Vicarage
- Council tax band D
- Ground rent £300 per year
- Service charge £3,000 for 2024
- Lease 107 years remaining







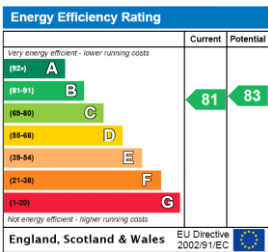
Approximate total area<sup>1)</sup>  
 747.02 ft<sup>2</sup>  
 69.4 m<sup>2</sup>

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

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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