



Winkworth

for every step...

Upcross Gardens, Reading, RG1 6PN

OFFERS IN EXCESS OF £300,000 *Leasehold*

Two Bedroom Two Bathroom Apartment In Sought After Gated Development Offered To Market With No Onward Chain

Situated within close proximity to the town centre, this impressive top-floor apartment represents an exceptional opportunity for both owner-occupiers and investors alike. Built in 2008 by Millgate Homes, the property offers a superb blend of modern living, security, and convenience within an attractive and historic setting.

Accessed via secure electric gates, the exclusive development sits within beautifully landscaped grounds, formerly part of an Edwardian vicarage and the historic Upcross Hotel, providing a unique sense of character and privacy.

The apartment features a spacious open-plan living and dining area, complemented by a well-appointed contemporary kitchen fitted with high-quality integrated appliances. The principal bedroom benefits from a modern en-suite shower room, while the second bedroom is served by a generous family bathroom enhanced by a natural light tunnel.

Further benefits include loft access providing additional storage, a water softener system, and an allocated undercroft parking space. Residents also enjoy access to a secluded communal garden to the rear and meticulously maintained landscaped grounds to the front.

Ideally suited to professionals seeking a stylish home close to local amenities and transport links, or investors looking for a strong long-term asset, this outstanding apartment must be viewed to be fully appreciated.



KEY FEATURES

- No Onward Chain
- Gated Development Built In 2008 By Millgate Homes
- Communal Gardens
- Two Double Bedroom
- Top Floor Apartment
- Two Bathrooms
- Open Plan Kitchen/Living/Dining Area
- Undercroft Allocated Parking & Visitors Parking



Reading

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MATERIAL INFO

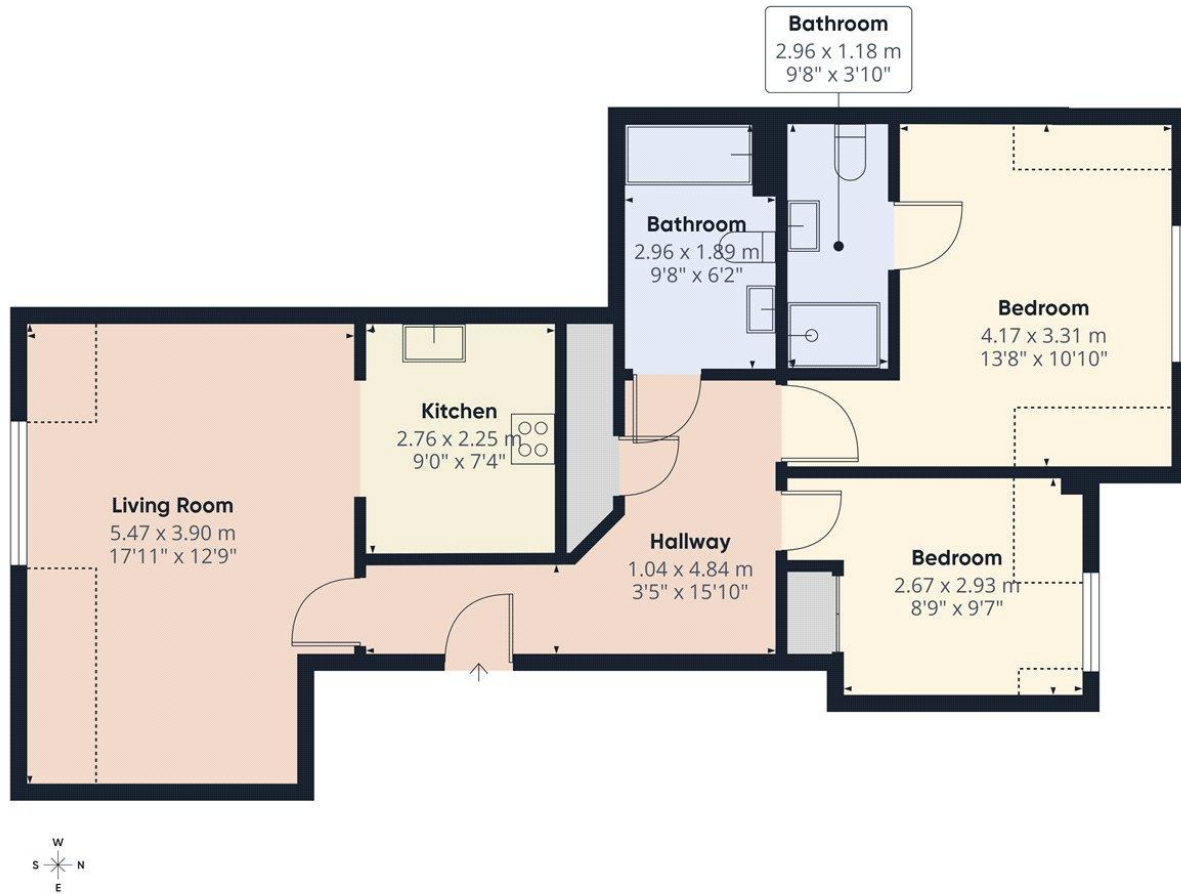
Tenure: Leasehold

Term: 105 years

Service Charge: £2500 per annum

Ground Rent: £ 300 Annually (subject to increase)

Council Tax Band: C

**Approximate total area⁽¹⁾**71 m²
766 ft²**Reduced headroom**6.5 m²
70 ft²

(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.

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