

Property ref: 121795

31 Upcross House, Reading, RG1 6PN

£315,000

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Sales



A first floor apartment set within the highly sought after Upcross Garden development by Millgate Homes which boasts impressive landscaped grounds and allocated undercroft parking. This gated development is built on the site of the former Upcross Hotel and the apartment benefits from 2 bedrooms with an en suite to the principle bedroom, a south facing open plan living room with a Juliette balcony with a well equipped kitchen with quartz work surfaces. The development is ideally positioned for the town centre with its mainline station and Oracle development within walking distance and is well served by local bus routes with easy access to M4 and Green Park and is offered for sale with no onward chain.

- 2 bedrooms, principle with en suite
- Open plan southerly aspect living room with Juliette balcony
- Well equipped Kitchen area with appliances
- Undercroft parking & visitor parking areas
- Landscaped communal grounds
- No onward chain; EPC rating: B

Outside

A particular feature of the development are the well-lit communal grounds which incorporate lawned gardens with shrub borders and beds.

Parking

The apartment has an allocated space in the undercroft parking (number 30) and there are further spaces within the development for shared use by visitors.

General Note

Local Authority: Reading Borough Council
Council Tax Band: D

Length of remaining lease: 111 years

Current service charge: £1,600 per annum

Current ground rent: £300 per annum

Managing Agents: Channeys

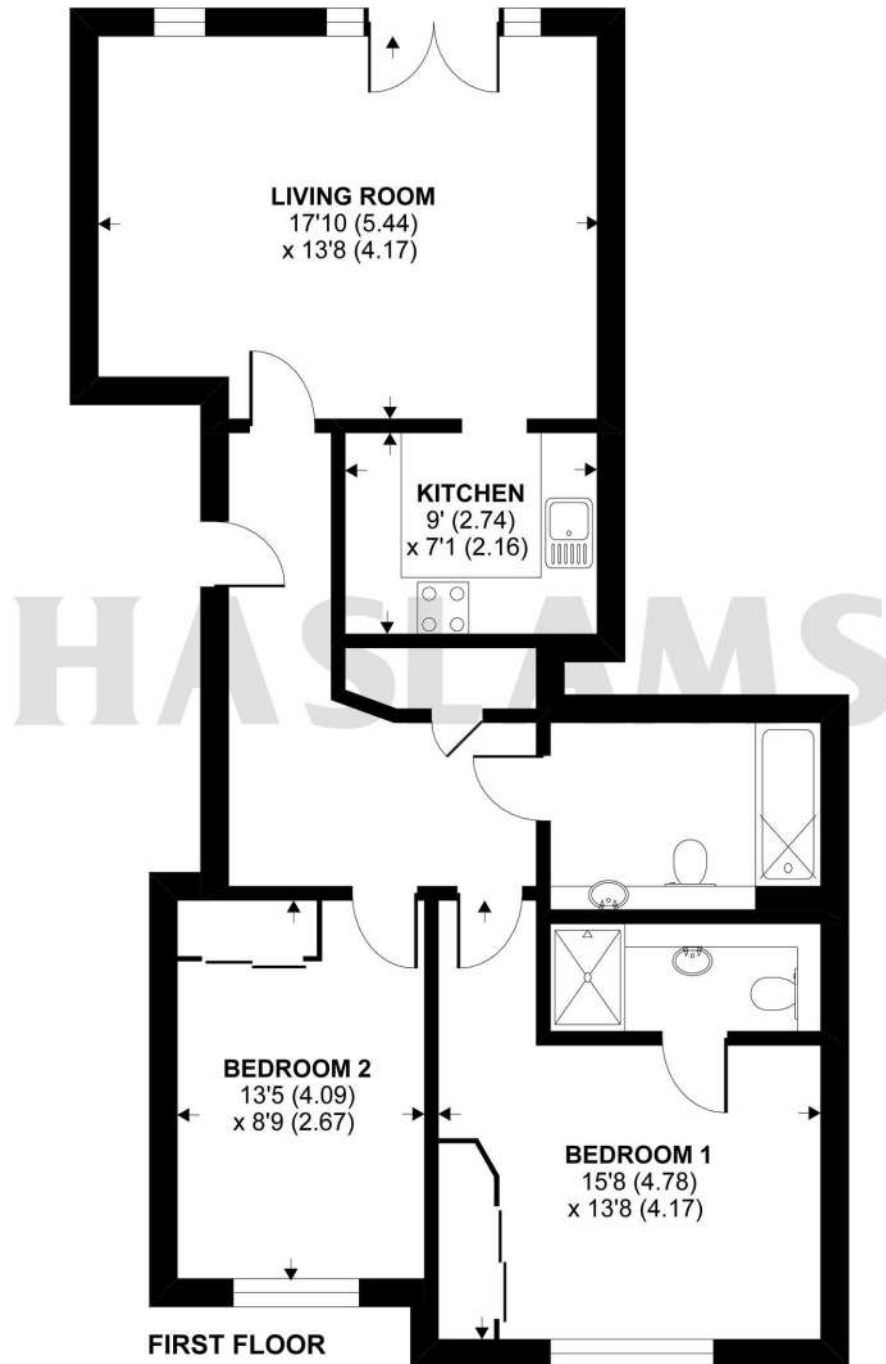
PLEASE NOTE: Lease and service charge details are provided as a guide and are based on information supplied by the seller



Upcross Gardens, Reading, RG1

Approximate Area = 846 sq ft / 78.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Haslams. REF: 667395

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