



A delightful ground floor apartment in the highly sought after Upcross Garden development by Millgate Homes. This gated development is built on the site of the former Upcross Hotel, a sympathetic conversion of a period building and modern apartments within a contemporary building set within well-kept communal grounds with undercroft parking. The apartment features front and rear patio's which are accessed from the open plan living room and the master bedroom suite which leads to the communal garden. Ideally positioned for the town centre with its mainline station and Oracle development within walking distance and is well served by local bus routes and easy access to M4 and Green Park and is offered for sale with no onward chain.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- Gated development close to town centre
- Two bedrooms, master with ensuite
- Sitting room with doors to southerly aspect patio
- Well equipped kitchen with appliances
- Undercroft parking; EPC rating: C
- Well-tended communal grounds; No onward chain







## Further details

### Parking

The apartment has a parking space in the undercroft car park and there are a number of additional shared spaces for visitors located throughout the development.

### Communal Gardens

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

### Lease Information

Years remaining: 110

Service charge £1661 PA

Ground rent £300 PA

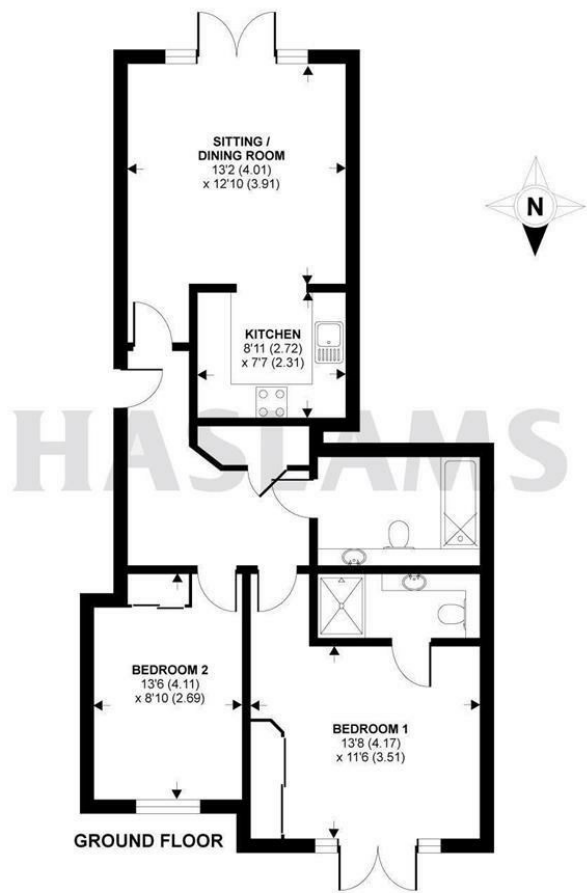
Ground rent review period: Every 25 years, first review due in 2032

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

Floorplan

Upcross Gardens, Reading, RG1

APPROX. GROSS INTERNAL FLOOR AREA 785 SQ FT 73 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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