



# £285,000 Leasehold

8 Upcross House, Reading, RG1 6PN



A well presented two bedroom top floor apartment, situated on an exclusive, gated development, built and converted by Messrs. Millgate homes in 2008. The well presented accommodation comprises: entrance hall, a generous sized open plan living space incorporating living room, dining area and modern kitchen with integrated appliances. The remainder of the accommodation comprises master bedroom and a further bedroom and bathroom.

Originally part of an Edwardian vicarage, Upcross Gardens is approached via electric gates, with visitors parking and undercroft parking for residents, with a designated area for bicycles. The buildings are surrounded by well landscaped, mature gardens with a rear secluded communal lawn area. The development is conveniently located within close proximity of Reading town centre, as well as walking distance to Reading west station (0.9 miles) and the mainline station (1.2 miles). Offered for sale with no chain complications. Viewing highly recommended. EPC rating C. Council tax band D.

- \* Length of lease 125 years from 2007; approximately 107 years remaining.
- \* Service charge £2037.19.
- \* Ground rent £300 pa.

