



**UPCROSS GARDENS, BERKSHIRE, RG1 6PN
OFFERS IN EXCESS OF £325,000 LEASEHOLD**

TWO BEDROOM APARTMENT IN PRESTIGIOUS GATED DEVELOPMENT

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DESCRIPTION:

Introducing this exquisite two-bedroom apartment nestled within a prestigious gated development. Situated on the second floor with lift access, this property boasts two double bedrooms, including an ensuite to the master bedroom. The apartment features a charming bathroom and a contemporary open-plan kitchen/dining room.

Enjoying picturesque views of the delightful communal grounds, this modern residence offers a tranquil setting. Residents can benefit from the added convenience and security of secure Undercroft allocated parking.

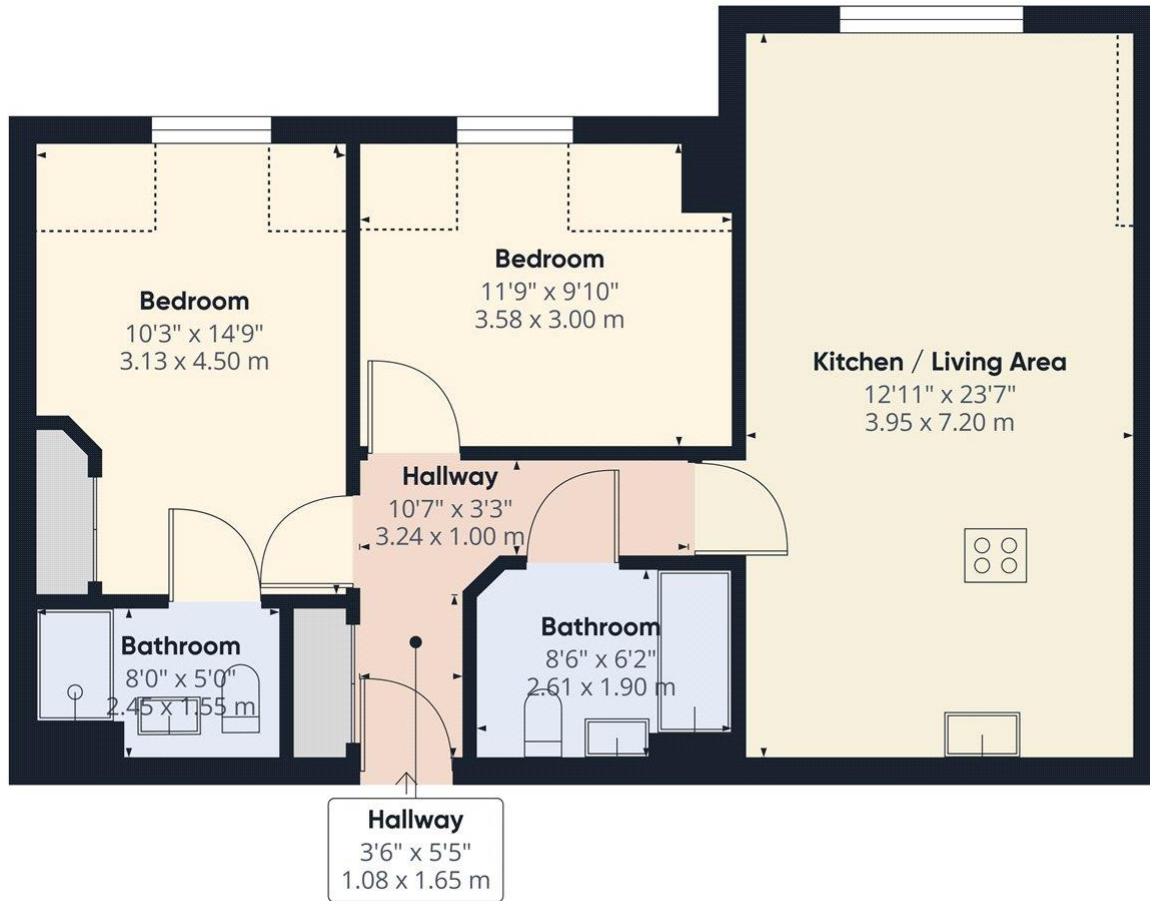
Conveniently located near local amenities and transport links, this property provides a perfect combination of luxury and functionality. Ideal for professionals, couples, or small families seeking a stylish home in a sought-after area. Don't miss the chance to make this apartment your own. Contact us today to schedule a viewing.

AT A GLANCE

- OPEN HOUSE 30th November
- Gated Development
- Undercroft Parking
- Two Double Bedrooms
- Ensuite To Master
- Large Open Plan Kitchen/Living Area
- Well Maintained Communal Gardens
- Excellent Condition Throughout
- 2nd Floor With Lift
- Walking Distance Into Town







Approximate total area^m
726.68 ft²
67.51 m²

Reduced headroom
42.44 ft²
3.94 m²

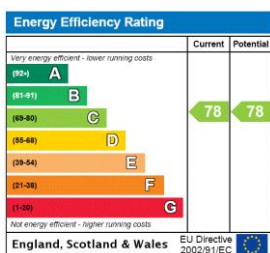
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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.



Tenure: Leasehold

Term: 107 year and 0 months

Service Charge: £3400 per annum

Ground Rent: £ 300 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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