

**Samuel
James**
ESTABLISHED 1991

Residential Sales & Lettings

**Hamilton Court
Reading
Berkshire
RG1 5RR**

**£185,000
(Leasehold)**

**20 minute walk to Reading Train
Station**

**Walking distance to Reading
University and RBH**

Close to A329M/M4

Garage



0118 956 9595

www.samueljamesproperties.co.uk

SAMUEL JAMES

Samuel James presents to you this one bed apartment location in the University area of Reading. The apartment benefits from off road parking and a garage.

The apartment consists of a spacious living space and kitchen which is light and airy with rear aspect floor to ceiling windows, bedroom and bathroom.

Good access to Reading University, RBH and M4.

Key points:

- Top floor location
- Off road parking
- Garage in block
- Recently renewed lease
- 441 sq. ft. Approx

Service charge: £1220 per annum

Remaining lease: 160 years

Local Authority: Reading Borough Council

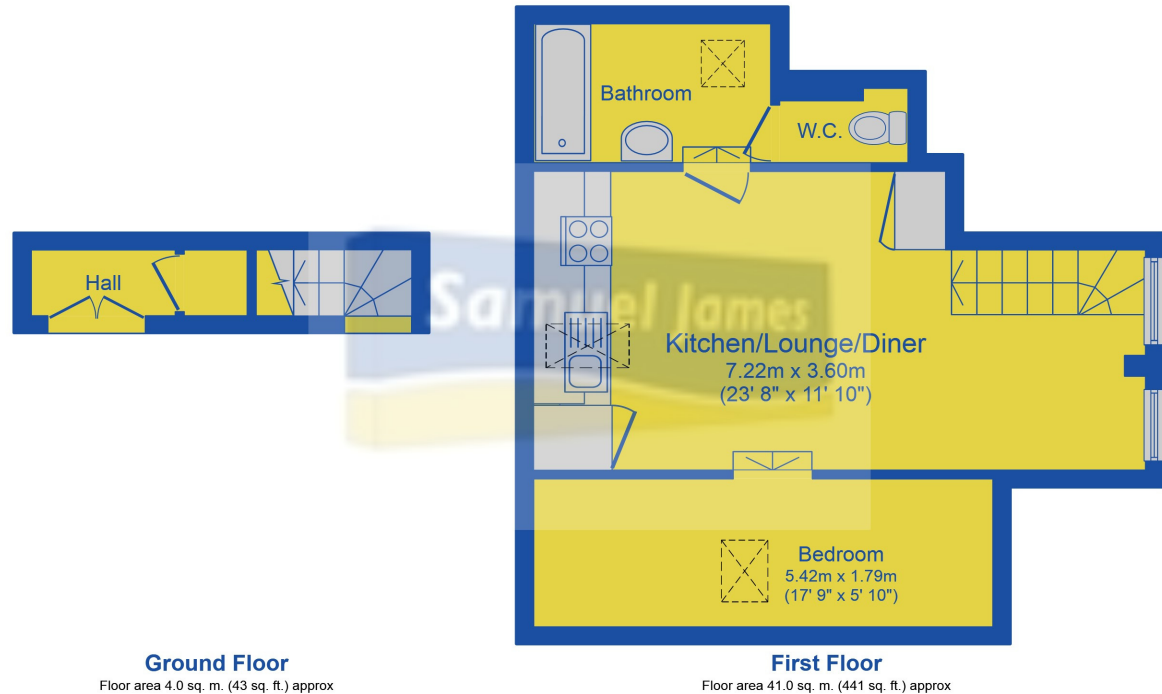
Nearby transport:

Close to local bus routes and train station.

Good access to A329M & M4

Outside:

Rear lawn. Garage located behind rear garden.



Total floor area 45.0 sq. m. (484 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property.
Plan created for Samuel James Estate Agents.

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