



HAMILTON ROAD, BERKSHIRE, RG1  
**£695 PER MONTH FURNISHED OR UNFURNISHED**

## A TOP FLOOR STUDIO APARTMENT IN THIS BRAND NEW CONVERSION ON THE EASTERN EDGE OF READING TOWN CENTRE

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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### **DESCRIPTION:**

A newly refurbished top floor studio apartment in this Victorian conversion of just six apartments. Completed to a high specification this top floor apartment is conveniently located close to transport links, Reading Town Centre, Royal Berkshire Hospital and Thames Valley Park. This delightful studio boasts a brand new fitted kitchen, shower room and living space. the property further benefits from ample eaves

### **ACCOMMODATION**

1 Reception Room, 1 Bathroom, Flat/Apartment,  
Upper Floor without Lift, Modern, Town/City,  
Furnished





TOTAL APPROX. FLOOR AREA 477 SQ.FT. (44.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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