



Asking Price £125,000 Leasehold

1 Bedroom, Bungalow - Semi Detached

30, Gordon Palmer Court Brock Gardens, Oxford Road, Reading, Berkshire, RG30 1EY

 **0800 077 8717**

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Churchill
Sales & Lettings
Retirement Property Specialists

Gordon Palmer Court

Providing a mix of 30 bungalows and flats this court is situated on the west side of the town. There is a mix of 1 and 2 bedroom homes which include mobility standard properties. There are resident management staff and a community alarm service. The communal facilities include lounge, laundry and garden. The local shops are a short walk and also close is a bus service for access to Reading town centre.

Our Court Manager Service is an important and integral part of our approach to supporting our residents. It is designed to offer support and security to the court and those residents on court who need it. The service is about promoting and encouraging individuals to maintain their independence in their own home.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Court Manager.

Hamilton Court has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Hamilton Court accepts new residents over the age of 55.



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Property Overview

DRAFT PARTICULARS - Awaiting verification from the seller

****ONE BEDROOM RETIREMENT BUNGALOW WITH PATIO****

Churchill Sales & Lettings are delighted to be marketing this one bedroom semi-detached bungalow. The property offers deceptively spacious accommodation and boasts it's own private patio with garden views.

The Kitchen is accessed via the Hallway with a range of modern eye and base level units with working surfaces over. There is an oven, 4-ring hob, space for a fridge/freezer and washer/dryer. A window allows for light and ventilation and provides views of the communal gardens.

The Living Room offers plenty of space for living and dining room furniture. A door opens onto the Owners private patio area.

The Bedroom is a good-sized double room with a built in wardrobe and plenty of space for additional furniture. A large window keeps this lovely bedroom bright and light.

The shower room offers a large shower with handrail, a heated towel rail, WC and wash basin with vanity unit beneath.

Call us today to book your viewing at Gordon Palmer Court!



Features

- One bedroom bungalow with patio
- Court Manager available 5 days a week
- Owners' Lounge with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country



Key Information

Service Charge (Year ending 31st Mar 2026) £2,368.22 per annum.

There is no Ground Rent at this development.

Council Tax Band B

A new 99 year lease will be granted upon purchase

This a 70% shared ownership.

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

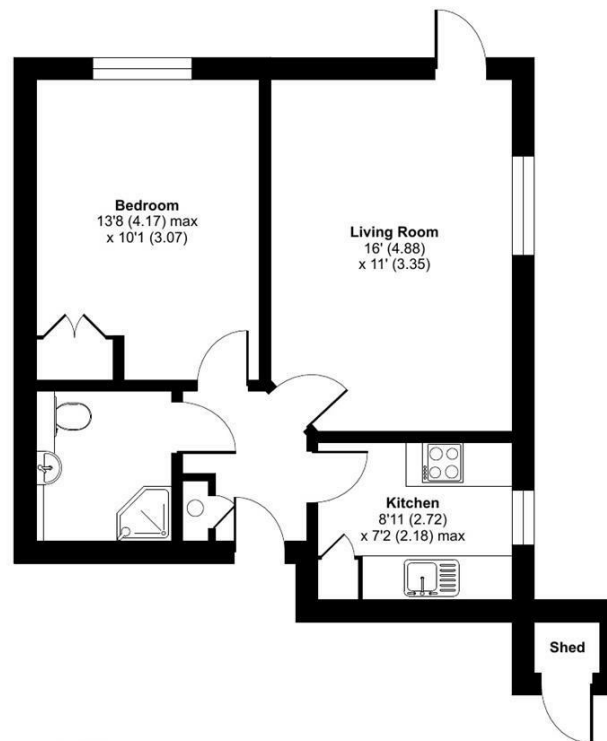
Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A Transfer Fee of 2.5% of the final selling price + 0.5% for every year of ownership is payable by the seller upon completion of the sale of the property.

EPC Rating: D

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1343133

Approximate Area = 478 sq ft / 44.4 sq m
Shed = 7 sq ft / 0.6 sq m
Total = 485 sq ft / 45 sq m
For identification only - Not to scale



DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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