



26 York Lodge, Pegasus Court  
Tilehurst, RG31 5DB

Guide price £225,000 Leasehold



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# Pegasus Court Park Lane

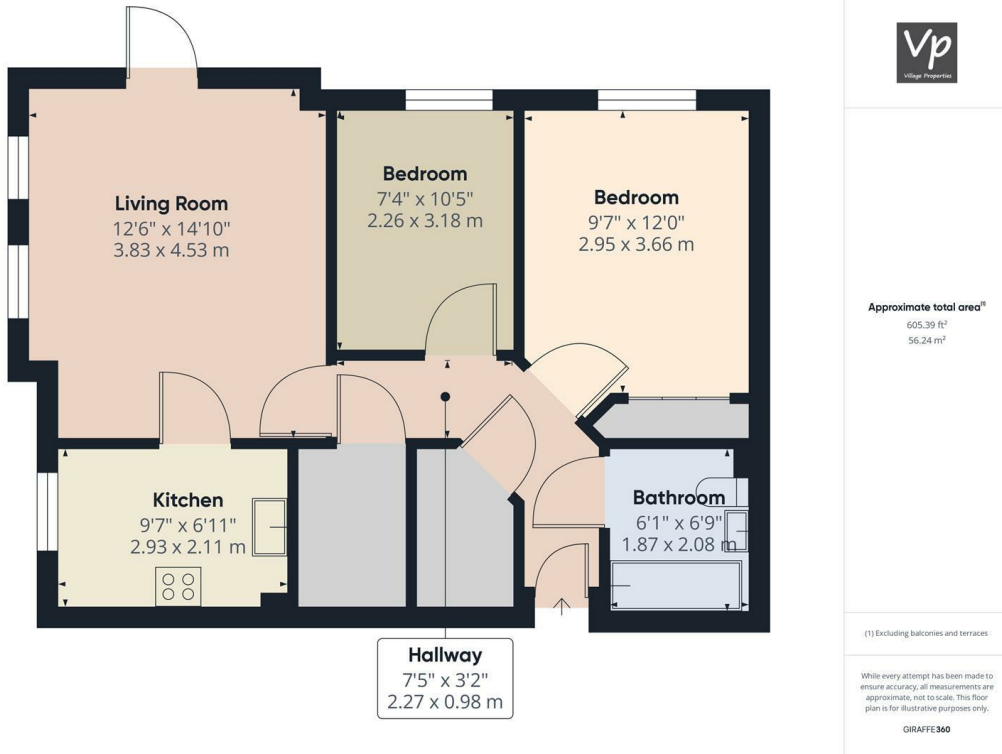
## DESCRIPTION:

VP - NO ONWARD CHAIN

Presented to the market is this two double bedroom retirement apartment in the popular 'Pegasus Court' development. There is easy access of Tilehurst village centre and the very frequent No. 17 bus service.

The property is specifically designed for the over 60's with comfort, security, independence in mind and boasts spacious accommodation which includes a lounge/diner, kitchen, master room with built in wardrobes, spare bedroom, bathroom & a private patio area.

Other benefits include intercom telephone entry, communal sitting room, kitchen and grounds, 24 hour 'Care line' call system', on site manager.

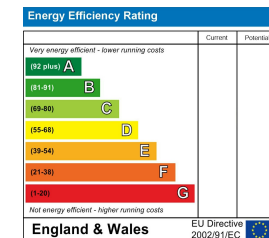


## SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- GROUND FLOOR
- DUAL ASPECT LIVING ROOM
- TWO BEDROOMS
- PRIVATE PATIO
- DIRECT ACCESS TO COMMUNAL GARDENS

## ADDITIONAL INFO:

Service Charge: £872.51 per quarter  
Ground Rent: Seller must pay 5% of the agreed sale price.  
EPC: TBC  
Lease: 116 years remaining  
Council Tax Band: E



## VIEWING STRICTLY BY APPOINTMENT:

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