



68 Cumberland Lodge  
Tilehurst, RG31 5DB

Guide price £165,000 Leasehold



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# 68 Pegasus court, Park Lane

## DESCRIPTION:

VP - Presented to the market is this one double bedroom retirement flat in the ever popular 'Pegasus Court' retirement development off Park Lane, within very easy reach of the village centre enjoying all the amenities including banks, bakers, coffee shops etc, plus the frequent No.17 & 33 bus services to Reading town centre.

Easy access to site with ample parking. Distances: bus stop 200 yards; shop 250 yards; post office 0.5 mile(s); town centre 2 mile(s); GP 0.5 mile(s); social centre 0.25 mile(s).

The accommodation comprises entrance hall, lounge/dining room, kitchen, double bedroom with built in cupboards and a bathroom with walk in shower. Other benefits includes two residents lounge areas, guest suites, two laundry rooms, function room, 24 hour emergency careline service, residents administrator, residents parking and beautifully maintained communal grounds.

Weekly Social Activities include: An active social club which arranges coffee mornings, afternoon teas, bingo, Scrabble, Rummikub and coach trips. Keep fit classes are also held., organised by Residents (subject to present Covid restrictions). New residents accepted from 60 years of age. Both cats & dogs generally accepted, (subject to terms of lease and landlord permission).

## SUMMARY OF ACCOMMODATION:

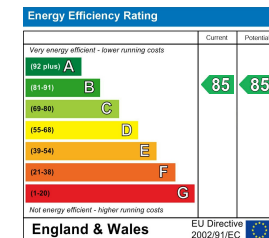
- NO ONWARD CHAIN
- 1ST FLOOR/ LIFT ACCESS AVAILABLE
- WALK IN SHOWER
- COMMUNAL GROUNDS
- COMMUNAL LAUNDRY ROOM
- 1 BEDROOM
- OVER 60'S
- 24 EMERGENCY CARE SERVICE
- COMMUNAL LOUNGES
- ON SITE MANAGER

## ADDITIONAL INFO:

Service Charge: £872 per quarter  
Ground Rent: Seller has chosen to pay 5% of the agreed sale price on completion - alternatively the ground rent can be paid per quarter.

## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
E: sales@villageproperties.org  
W: www.villageproperties.co.uk



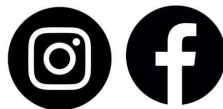
Approximate total area\*  
458.28 ft<sup>2</sup>  
42.58 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Get Social



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Reading  
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