



# 84 Berkshire Lodge

Tilehurst, RG31 5DB



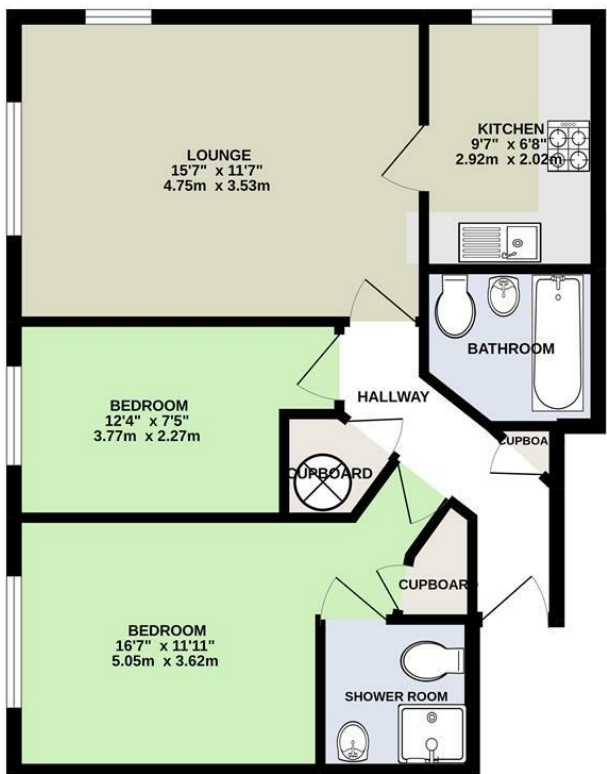
Price guide £225,000 Leasehold



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# 84 Berkshire Lodge

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## DESCRIPTION:

VP – Presented to the market with no onward chain is this 1st floor, 2 bedroom, 2 bathroom, retirement apartment located in the ever-popular Pegasus Court development off Park Lane withing walking distance of the very frequent number 17 bus service to Reading town centre and the village centre, enjoying all the amenities including coffee shops, hairdressers, restaurants etc.

The property also benefits from residents and guest parking and has a residents reception and conservatory, along with the use of a laundry room, function room, 24 hour emergency care-line service, residents administrator, a lift for all floors and beautifully maintained communal grounds.

## SUMMARY OF ACCOMMODATION:

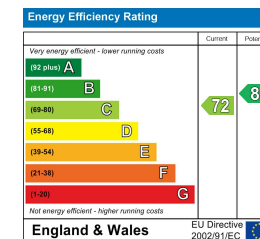
- NO ONWARD CHAIN
- 2 BEDROOMS
- EN-SUITE
- 24/7 ON SITE MANAGER
- OVER 60'S
- EXCELLENT CONDITION
- WALKING DISTANCE TO TILEHURST VILLAGE CENTRE
- COMMUNAL GARDENS

## ADDITIONAL INFO:

Lease: 118 years remaining

Service charge: £768.02 quarterly (includes water)

Ground rent: £276.32 quarterly



## VIEWING STRICTLY BY APPOINTMENT:

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