



18 Oakwood Cottage, Pegasus Court
Tilehurst, RG31 5DB

Guide price £325,000 Freehold



DESCRIPTION
VP - NO ONWARD CHAIN

Presented to the market with no onward chain is this bungalow/cottage in the popular Pegasus Court development. The property comprises of entrance hallway, living room, with a door leading to a private enclosed garden, kitchen, two bedrooms and a bathroom. Outside you'll find parking available at the front of the property.

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., organized by Residents (subject to present Covid restrictions). New residents accepted from 55 years of age. Both cats & dogs generally accepted, (subject to terms of lease and landlord permission).

Ground rent & Service charge: £874.30 per quarter.

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).

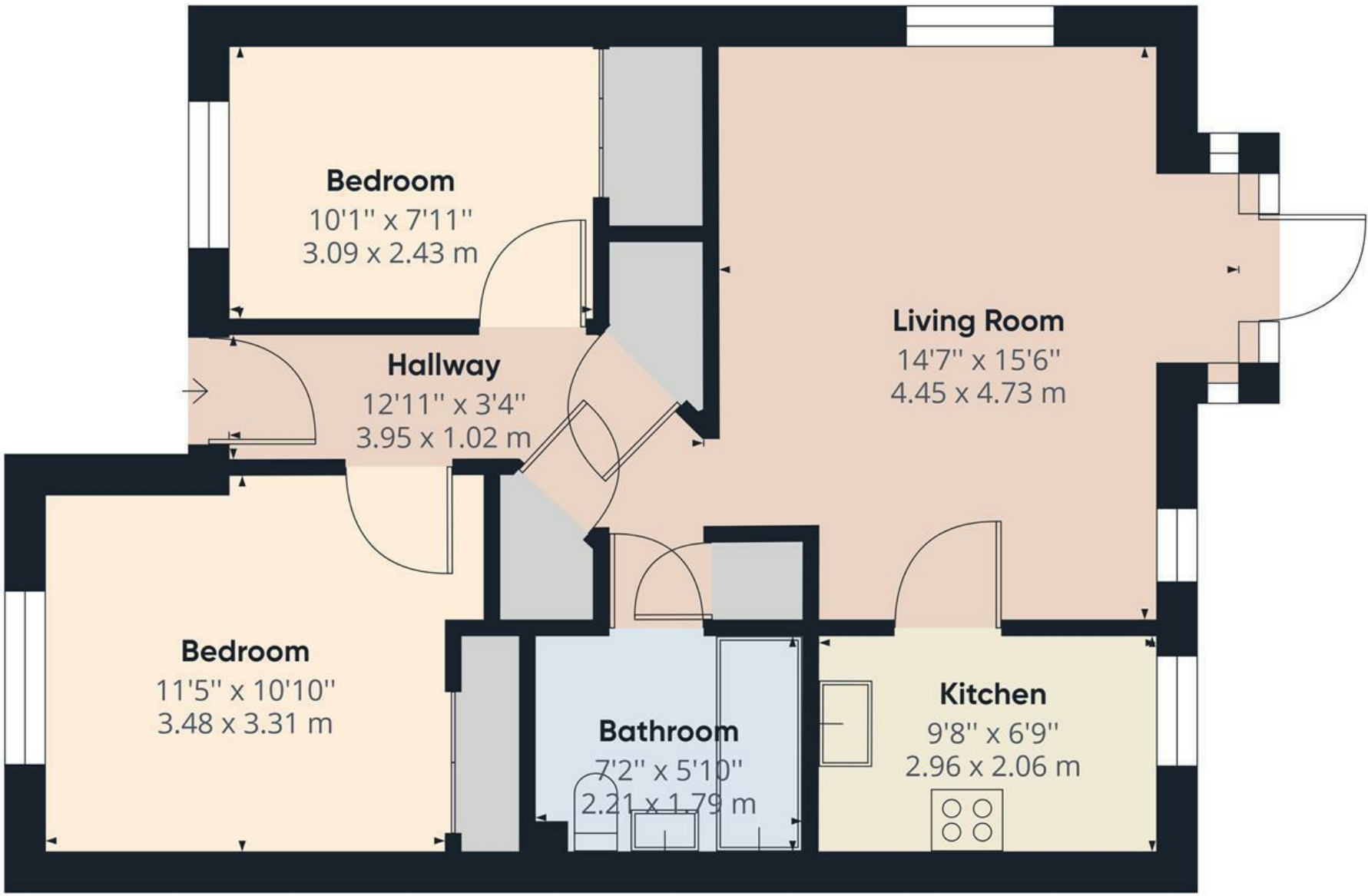
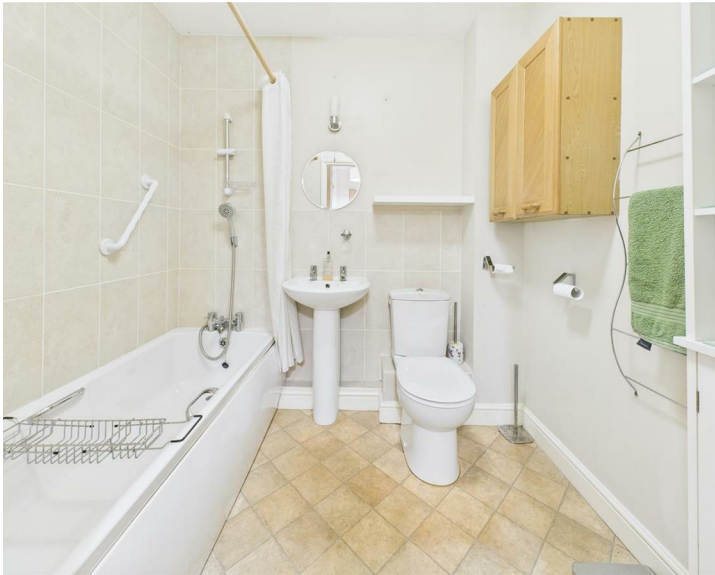
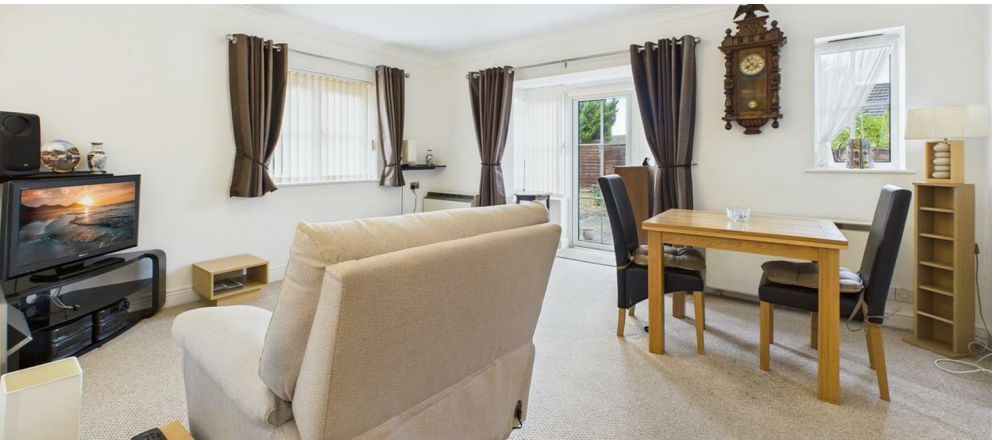
Council tax band: E

SUMMARY OF ACCOMMODATION

- FREEHOLD
- BUNGALOW
- NO ONWARD CHAIN
- TWO BEDROOMS
- PRIVATE REAR GARDEN
- COMMUNAL GROUNDS
- COMMUNAL LOUNGES
- LAUNDARY ROOMS
- 24 EMERGENCY CALL SERVICE
- ON SITE WARDEN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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Approximate total area⁽¹⁾
632.11 ft²
58.73 m²

(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.

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