



34 York Lodge, Pegasus Court, Park Lane, Tilehurst, Reading, RG31 5DB

Guide price £150,000 Leasehold

- NO ONWARD CHAIN
- ONE LARGE DOUBLE BEDROOM
- SHOWER ROOM
- LIFT TO APARTMENT
- REFITTED KITCHEN
- RETIREMENT DEVELOPMENT

VP - NO ONWARD CHAIN. Presented to the market is this larger than average one-bedroom flat located in the desirable Pegasus Court on Park Lane. This purpose-built property is ideally suited for those aged over 55, offering a peaceful and supportive community environment.

As you enter the flat, you will find a welcoming reception room that provides a comfortable space for relaxation and entertaining. The well-appointed large bedroom offers a tranquil retreat, perfect for restful nights. The flat also features a shower room, designed for convenience and ease of use.

Pegasus Court is not just a residence; it is a community that fosters a sense of belonging and security. With its prime location, you will have easy access to local amenities, ensuring that everything you need is within reach.

This flat presents an excellent opportunity for those looking to downsize or seeking a comfortable living space in a friendly environment. Do not miss the chance to make this delightful property your new home.

- Lease - 115 years
- No ground rent
- Service charge - £3264 p/a
- Council tax band - D



ADDITIONAL
INFORMATION

DIRECTIONS

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 

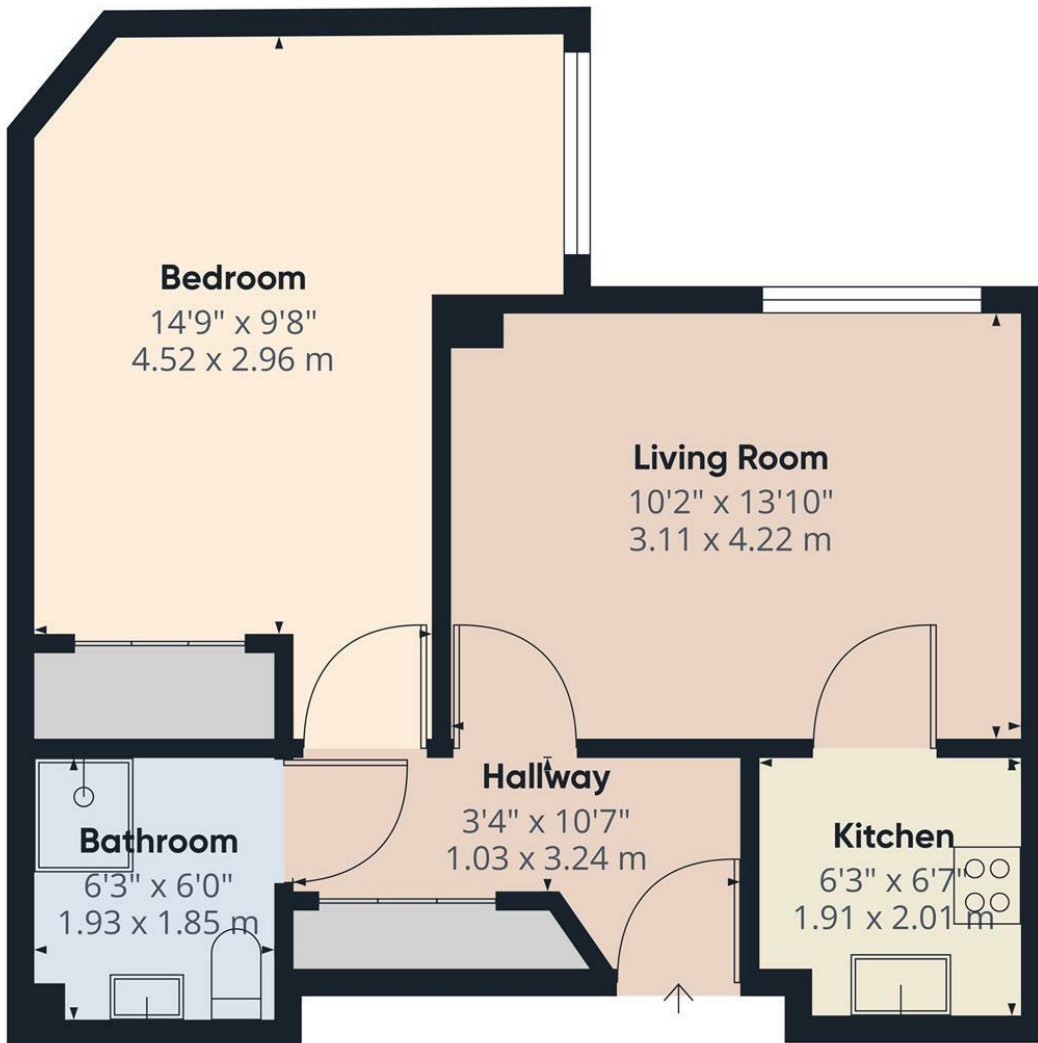


Approximate total area⁽¹⁾
458 ft²
42.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Bedroom

14'9" x 9'8"
4.52 x 2.96 m

Living Room

10'2" x 13'10"
3.11 x 4.22 m

Bathroom

6'3" x 6'0"
1.93 x 1.85 m

Hallway

3'4" x 10'7"
1.03 x 3.24 m

Kitchen

6'3" x 6'7"
1.91 x 2.01 m

