

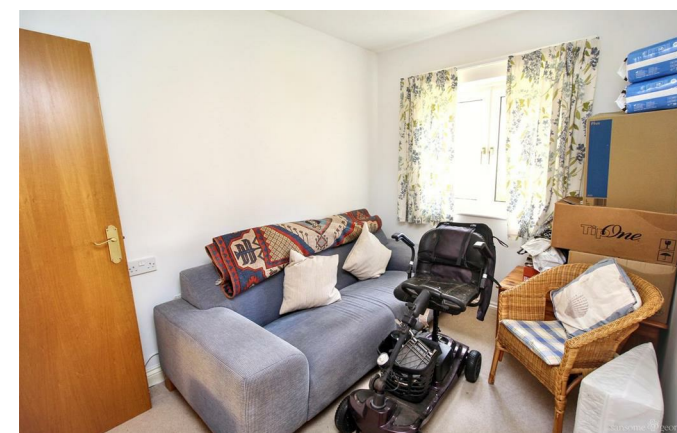


19 Oakwood Cottages, Pegasus Court Park Lane, Tilehurst, Reading, RG31 5DB
£300,000 Freehold

sansome & george
Residential Sales & Lettings

- 2 Bedroom Retirement Bungalow for the over 55's
- Kitchen
- Communal Area For Social Gatherings
- Double Glazed Windows
- Private Rear Garden

- Rear Aspect Living Room With Access To Rear Garden
- Refitted Shower Room
- Sought After Retirement Development
- Electric Heating
- No Onward Chain



This well presented two bedroom bungalow is situated within a highly sought after retirement development, exclusively for the over 55s, and is conveniently located close to Tilehurst village. The village offers a comprehensive range of local amenities, including shops, healthcare facilities and frequent bus services, ensuring excellent connectivity and ease of daily living.

The accommodation comprises a welcoming entrance hall leading to two generously sized double bedrooms, both enjoying a pleasant front aspect. The property also benefits from a recently refitted shower room, finished to a modern standard. To the rear, the kitchen overlooks the garden, while the spacious living room provides direct access onto a private, enclosed rear garden which is ideal for relaxing or entertaining.

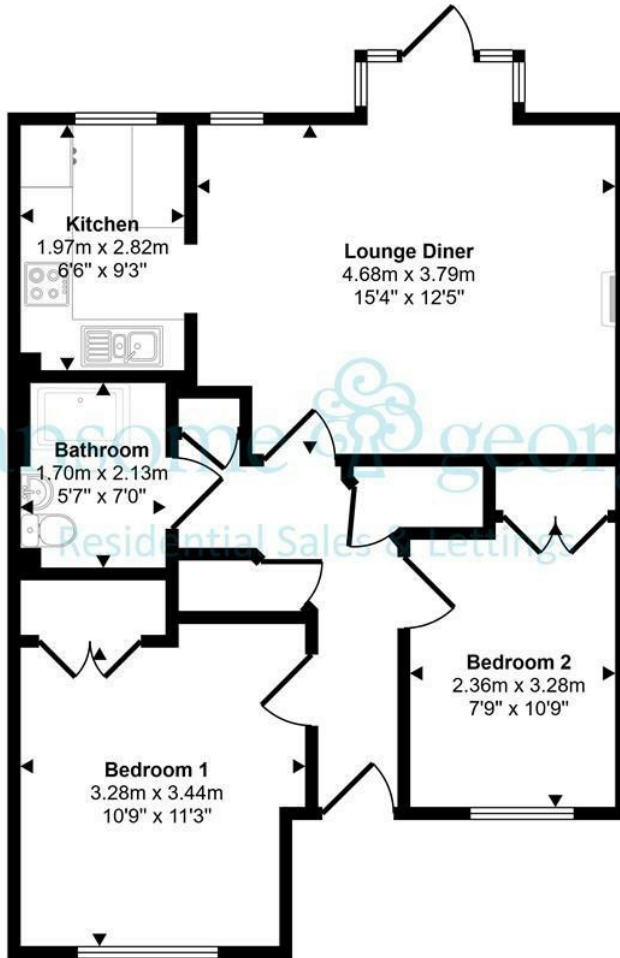
Additional features include electric heating and double glazed windows throughout, contributing to comfort and energy efficiency. The development itself boasts well maintained communal areas, creating an attractive and peaceful environment for residents. A residents pavilion is also available and regularly used for social gatherings, fostering a strong sense of community.

There are ample non allocated parking areas nearby for residents and visitors alike. The property is offered for sale with the added benefit of no onward chain, making it an ideal choice for those seeking a straightforward move.

Please contact Sansome & George Tilehurst office to make an appointment to view.

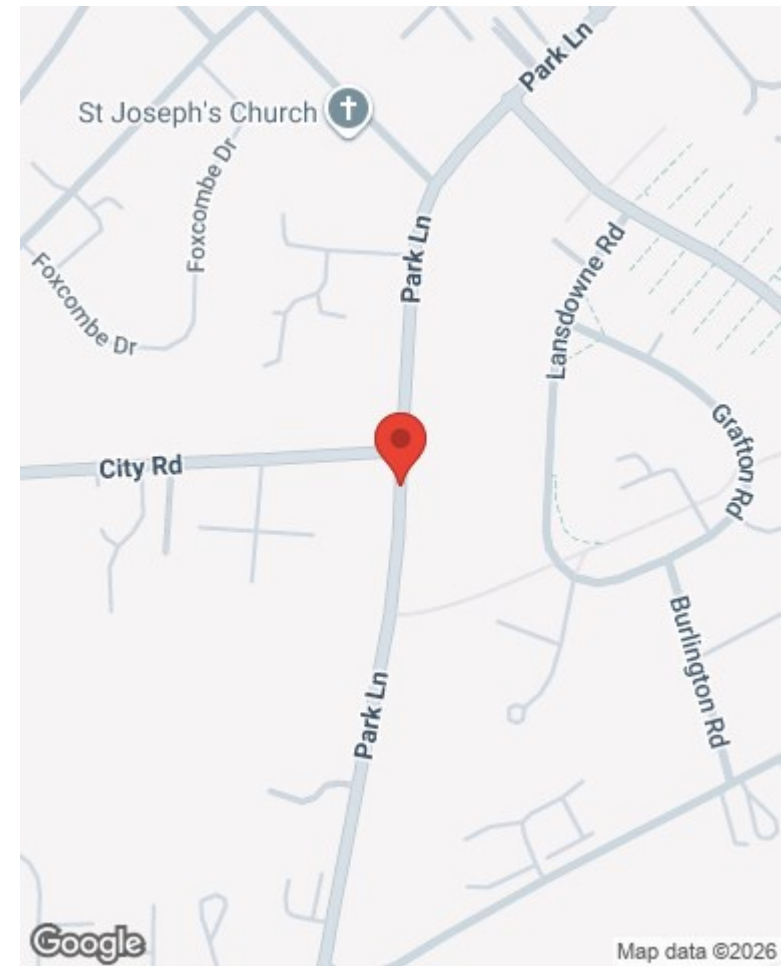
Council Tax Band E - Reading Borough Council
 Monthly service charge - £272.00

Approx Gross Internal Area
60 sq m / 641 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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			
		64	78
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			
(1-20) G			
Not environmentally friendly - Higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com