



36 York Lodge, Park Lane  
Tilehurst, RG31 5DB

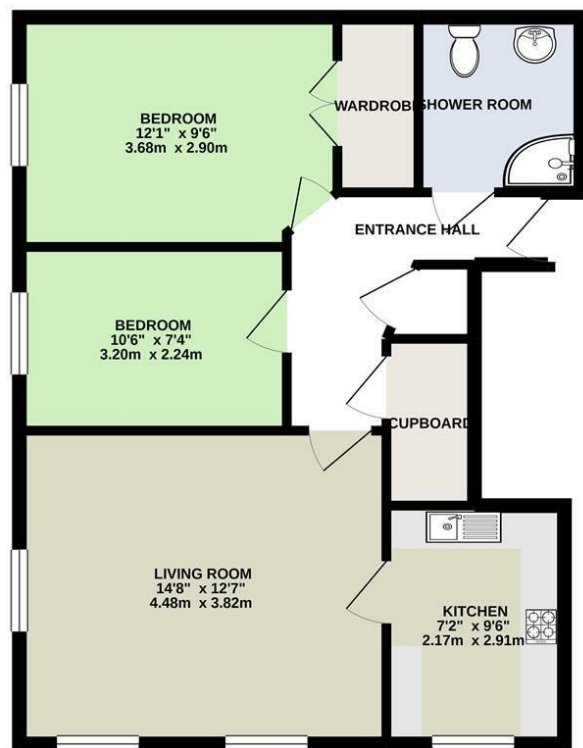


Asking price £225,000 Leasehold

[VillageProperties.co.uk](http://VillageProperties.co.uk)

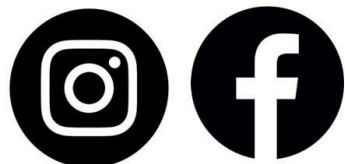
# 36 York Lodge, Park Lane

GROUND FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 603 sq.ft. (56.0 sq.m.) approx.  
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 is given as to their operability or efficiency can be given.  
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## DESCRIPTION:

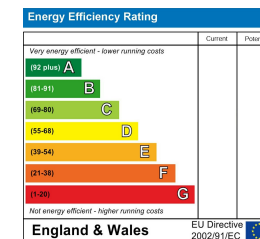
VP - Presented to the market is this two double bedroom retirement apartment in the popular 'Pegasus Court' development. There is easy access of Tilehurst village centre and the very frequent No. 17 bus service. The property offers spacious accommodation including a lounge/dining room, fitted shower room and boast views over the well tended communal grounds with seating areas. The property also benefits from residents and guest parking and has a residents reception and conservatory.

There are 121 years remaining on the lease  
Service charges £764.82 per quarter which includes water rates and building insurance.

## SUMMARY OF ACCOMMODATION:

- TWO BEDROOMS
- LIFT TO ALL FLOORS
- RETIREMENT DEVELOPMENT
- NO ONWARD CHAIN
- 121 YEARS REMAINING ON LEASE
- LIVING/DINING ROOM

## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

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