



22 Suffolk Lodge, Pegasus Court
Tilehurst, RG31 5DB

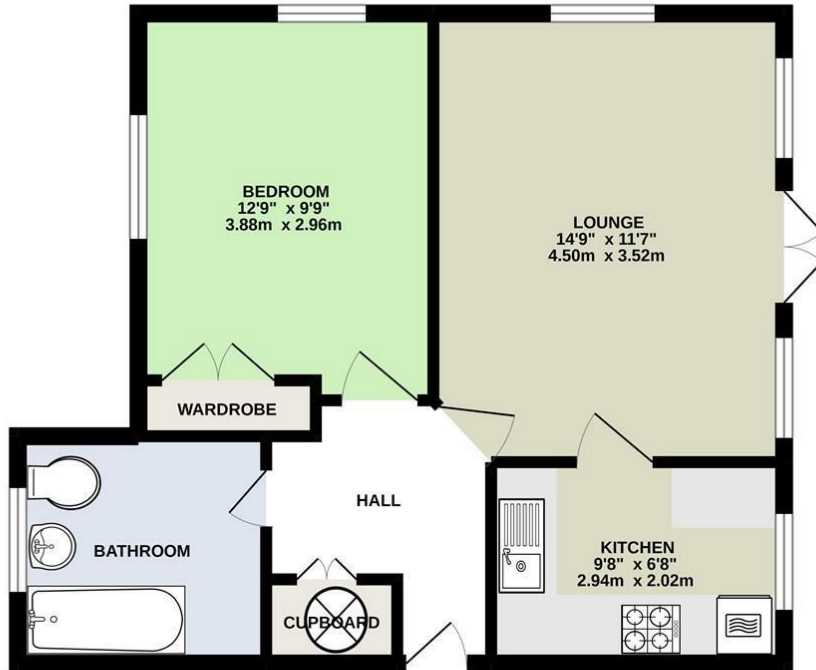
Guide price £175,000 Leasehold



VillageProperties.co.uk

22 Suffolk Lodge Pegasus Court, Park Lane

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 484 sq.ft. (45.0 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 as to their operability or efficiency can be given.
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DESCRIPTION:

VP - Presented to the market is this retirement property in a block of four, in the ever popular 'Pegasus Court' development off Park Lane. Very easy reach of the village centre enjoying all the amenities including banks, bakers, coffee shops etc, plus the frequent No.17 & 33 bus services to Reading town centre.

Easy access to site with ample parking. 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).

The accommodation comprises entrance hall, lounge/dining room, kitchen, double bedroom with built in cupboards and a bathroom. Other benefits includes two residents lounge areas, guest suites, two laundry rooms, function room, 24 hour emergency careline service, residents administrator, residents parking and beautifully maintained communal grounds.

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, organised by Residents (subject to present Covid restrictions). New residents accepted from 60 years of age. Both cats & dogs generally accepted, (subject to terms of lease and landlord permission).

SUMMARY OF ACCOMMODATION:

- ONE DOUBLE BEDROOM
- GROUND FLOOR
- NO ONWARD CHAIN
- ANNUAL SERVICE CHARGE: £3,072.06
- ONE OF FOUR IN A BLOCK
- 24 HOUR CALL SERVICE
- VILLAGE CENTRE
- LEASE: 119 YEARS REMAINING

ADDITIONAL INFO:

Energy Efficiency Rating	
	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	

VIEWING STRICTLY BY APPOINTMENT:

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