



11 Arundel Lodge Pegasus Court  
Tilehurst, RG31 5DB

---

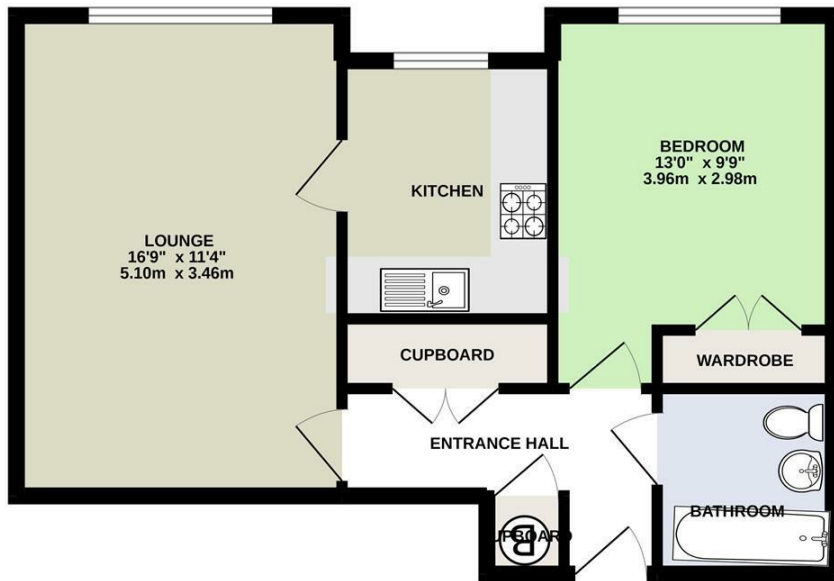


Price guide £175,000 Leasehold

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

# 11 Arundel Lodge Pegasus Court

## GROUND FLOOR



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.  
Made with Metropix ©2022

## DESCRIPTION:

VP - Presented to the market is this newly refurbished retirement property, 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.

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 care-line service, residents administrator, residents parking and beautifully maintained communal grounds.

Circa £850 per quarter service charge

Circa £200 per year ground rent

## SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- ONE DOUBLE BEDROOM
- VILLAGE CENTRE
- NEW BATHROOM
- 1ST FLOOR
- 24 HOUR CALL SERVICE
- NEW KITCHEN
- NEWLEY REFURBISHED

## ADDITIONAL INFO:

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

## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607

E: [sales@villageproperties.org](mailto:sales@villageproperties.org)

W: [www.villageproperties.co.uk](http://www.villageproperties.co.uk)

92 School Road  
Reading  
RG31 5AU

Get Social

