



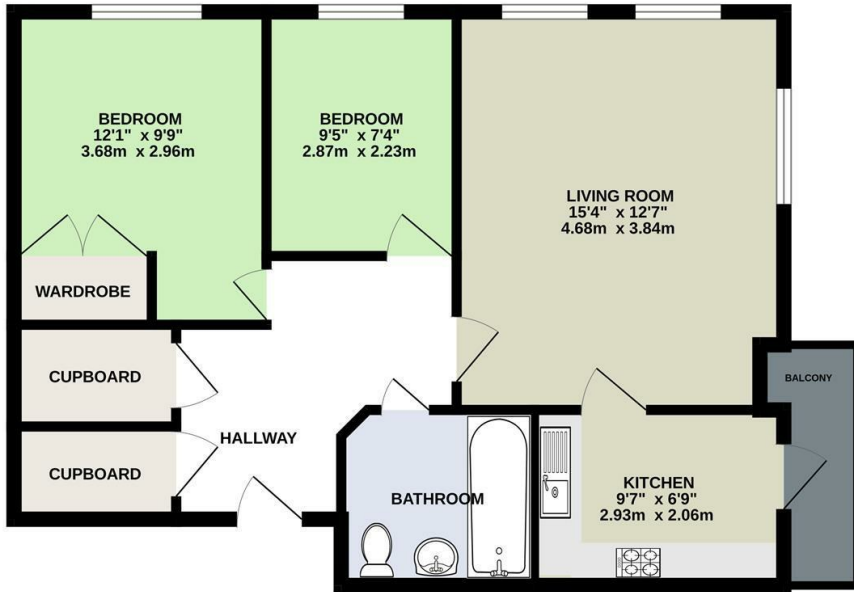
9 Arundel Lodge, Park Lane  
Tilehurst, RG31 5DB

Guide price £182,000 Leasehold

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# 9 Arundel Lodge Park Lane

GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 621 sq.ft. (57.7 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.  
Made with Metropix v2023

## DESCRIPTION:

VP - Presented to the market is this spacious two bedroom retirement flat in the ever popular 'Pegasus Court' retirement development off Park Lane, within 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).

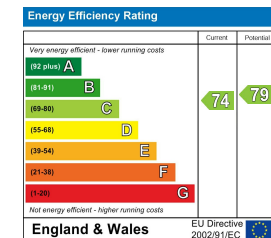
The accommodation comprises entrance hall, south facing dual aspect lounge/dining room, kitchen that leads onto your balcony, bathroom, two bedrooms with one having built in cupboards. Other benefits includes two residents lounge areas, guest suites, two laundry rooms, function room, 24 hour emergency careline service, residents administrator, residents parking and beautifully maintained communal grounds.

## SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- BALCONY
- LANDSCAPED GROUNDS
- 1ST FLOOR
- 2 BEDROOMS
- 0.3 MILES TO TILEHURST VILLAGE CENTRE
- 24 HOUR EMERGENCY CALL SERVICE
- LIFT ACCESS

## ADDITIONAL INFO:

Lease: 116 years remaining  
Ground rent: £800 Annually  
Service charge: £874.30 Quarterly



## VIEWING STRICTLY BY APPOINTMENT:

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