



12 Arundel Lodge, Pegaus Court, Park Lane

Tilehurst, RG31 5DB

Guide price £215,000 Leasehold



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# 12 Arundel Lodge, Pegaus Court, Park Lane

## DESCRIPTION:

VP - NO ONWARD CHAIN & 360 VIRTUAL TOUR

Presented to the market is two bedroom first floor apartment located in the Pegasus Court development for the over 55's off Park Lane, conveniently close to Tilehurst centre, amenities and bus routes.

The property is one of the largest 2 bedroom flats on the development and boasts well proportioned accommodation including entrance hall, 15' x 12' living room, 9' x 7' kitchen with built in oven & hob, 13' x 9' bedroom 1, 9' x 7' bedroom 2, shower room and en suite bathroom to master bedroom.

Other benefits include a lift, beautiful communal grounds with seating areas, security entry phone, residents lounge & conservatory, car park, 24 hour 'Care line' call system, on site manager and for sale with no onward chain.

Council tax band - E  
Ground rent circa £800 per year  
service charges PER QUARTER £872.51  
Lease remaining 116 Years

## SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- LIFT
- TWO BATHROOMS
- OVER 55'S
- FIRST FLOOR
- TWO BEDROOMS
- 360 VIRTUAL TOUR

## ADDITIONAL INFO:

## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
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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			
England & Wales		EU Directive 2002/91/EC	



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