



44 York Lodge, Pegasus Court Tilehurst, RG31 5DB

Offers in excess of £300,000 Leasehold



DESCRIPTION

VP - Presented to the market is this stunning penthouse apartment for the over 55's, looking to stay within a short walk to Tilehurst village centre.

The apartment boasts a well-appointed reception room that provides a welcoming space for relaxation and entertainment. The excellent condition of the property ensures that you can move in with ease, enjoying the contemporary finishes and thoughtful design throughout.

One of the standout features of this penthouse is the delightful balcony, which offers a private outdoor space to unwind and enjoy the views of the surrounding area. Whether you wish to sip your morning coffee or host a small gathering, this balcony is sure to enhance your living experience.

With two bathrooms, including an en-suite, convenience and privacy are paramount, making it easy for residents and guests alike. This penthouse apartment is not just a home; it is a lifestyle choice that combines luxury with practicality.

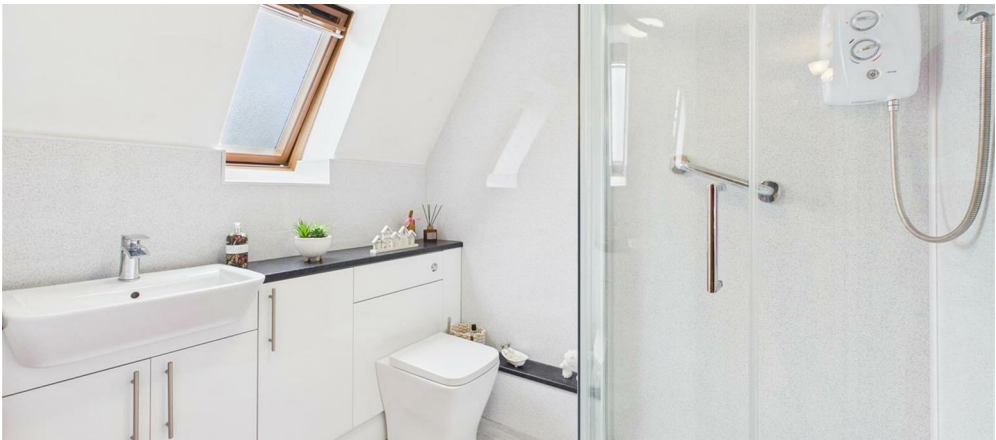
Situated in a vibrant community, you will find local amenities, parks, and excellent transport links within easy reach, making this property an attractive option for those looking to enjoy all that Reading has to offer. Do not miss the opportunity to make this exceptional penthouse your new home.

Service charge: £846 per quarter
Lease: 118 years remaining
Council tax band: F (West Berkshire)

- SUMMARY OF ACCOMMODATION**
- PENTHOUSE APARTMENT
 - TWO DOUBLE BEDROOMS
 - EXCELLENT CONDITION
 - LIFT ACCESS
 - TWO BATHROOMS
 - BALCONY
 - OVER 55's SITE
 - ON SITE MANAGER
 - ACCESS TO COMMUNAL GARDENS, LOUNGES AND LAUNDRY ROOM
 - 118 YEARS REMAINING ON LEASE

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Approximate total area⁽¹⁾

1215 ft²
112.9 m²

Balconies and terraces

97 ft²
9 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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