



4, Arundel Lodge, Pegasus Court
Tilehurst, RG31 5DB

£175,000 Leasehold Guide price



DESCRIPTION
VP presents to the market is this charming one-bedroom ground floor flat located in the desirable Pegasus Court on Park Lane. This purpose-built property is ideally suited for those aged over 55, offering a peaceful and supportive community environment.

As you enter the flat, you will find a welcoming reception room that provides a comfortable space for relaxation and entertaining. The well-appointed bedroom offers a tranquil retreat, perfect for restful nights. The flat also features a modern bathroom, designed for convenience and ease of use.

One of the standout features of this property is the direct access to a lovely patio , where you can enjoy the fresh air and perhaps indulge in some gardening or outdoor leisure activities. This private outdoor space is perfect for enjoying a morning coffee or unwinding in the afternoon sun.

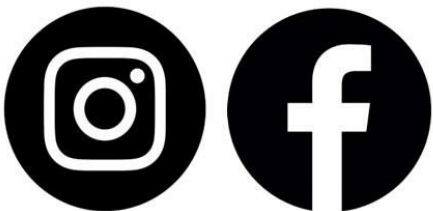
Pegasus Court is not just a residence; it is a community that fosters a sense of belonging and security. With its prime location, you will have easy access to local amenities, ensuring that everything you need is within reach.

This flat presents an excellent opportunity for those looking to downsize or seeking a comfortable living space in a friendly environment. Do not miss the chance to make this delightful property your new home.

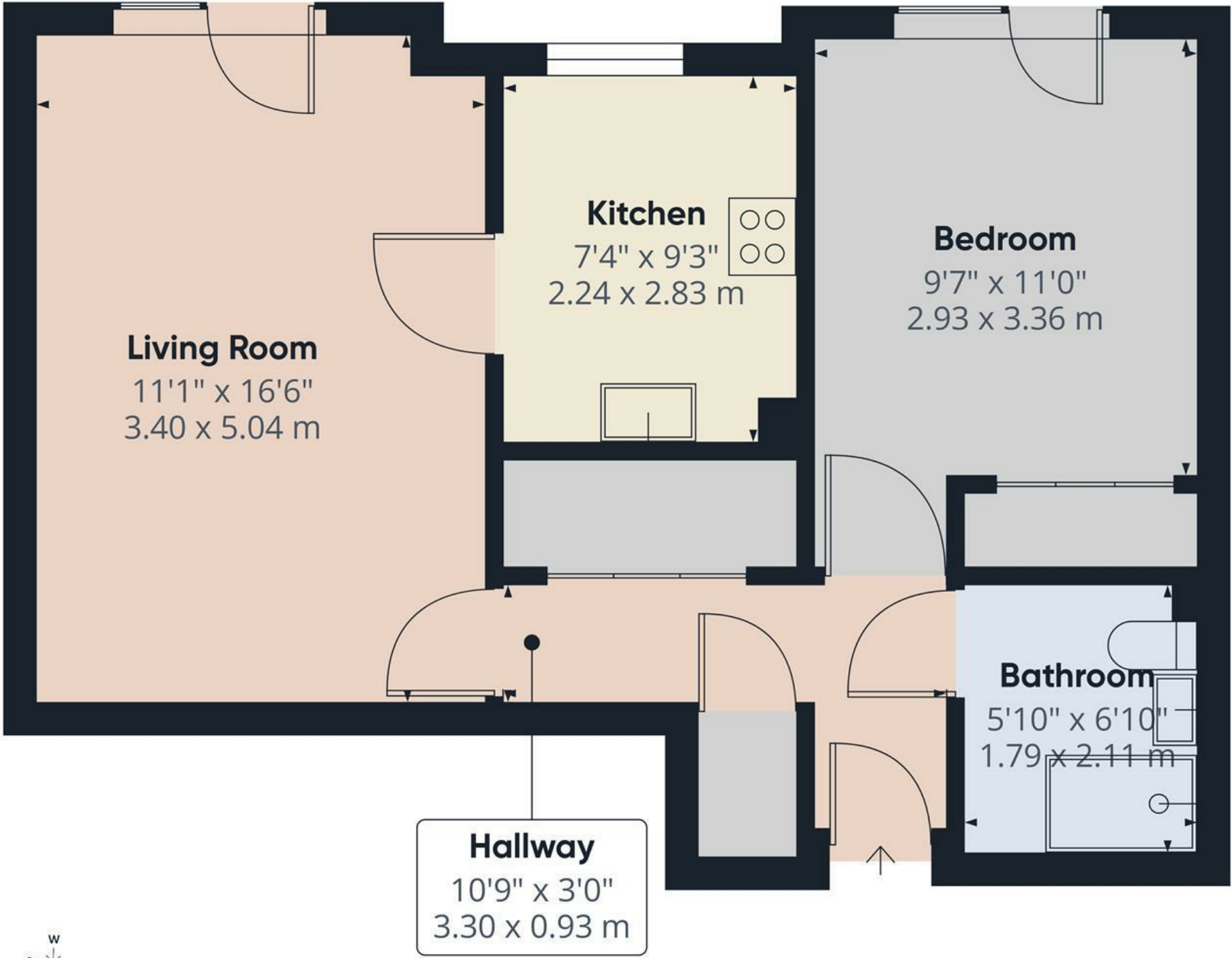
SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- ONE BEDROOM
- GROUND FLOOR
- OVER 55'S
- 114 years left on the lease (150 years from 1 November 1990)
- SERVICE CHARGE: £3,264 YEARLY
- GROUND RENT: TBC

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Approximate total area^m
497 ft²
46.2 m²

(1) Excluding balconies and terraces

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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