1 Gate Lodge Park Lane, Tilehurst, Reading, RG31 5DB
£185,000 Leasehold

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Residential Sales & Lettings

- Well Presented 2 Bedroom Ground Floor Retirement Apartment
- Refitted Shower Room
- Electric Heating
- Direct Access To Communal Garden
- Close to Tilehurst Village With A Variety Of Local Amenities
- Private Entrance Door & Hall
- Modern Refitted Kitchen
- Double Glazed Windows
- Sought After Retirement Complex With On-Site Warden
- No Onward Chain

A well presented and spacious two-bedroom ground floor apartment located within the highly sought after Pegasus Court development, an exclusive community designed specifically for residents aged over 60. The property enjoys a prime position close to the heart of Tilehurst village, placing a wide range of everyday amenities within easy reach, including a doctor's surgery, pharmacy, local shops, and convenient transport links.

The apartment is entered through a private entrance hall that provides a welcoming sense of independence and privacy. From here, a personal door leads into a bright and airy triple aspect living room, a particularly impressive space that offers pleasant views and direct access onto the beautifully maintained communal gardens, creating a seamless connection between indoor comfort and outdoor enjoyment. The modern kitchen has been thoughtfully refitted to provide practical preparation space and contemporary styling, while the bathroom has also been updated to offer a fresh and comfortable environment. Both bedrooms are well proportioned, providing flexibility for guests, hobbies, or additional storage.

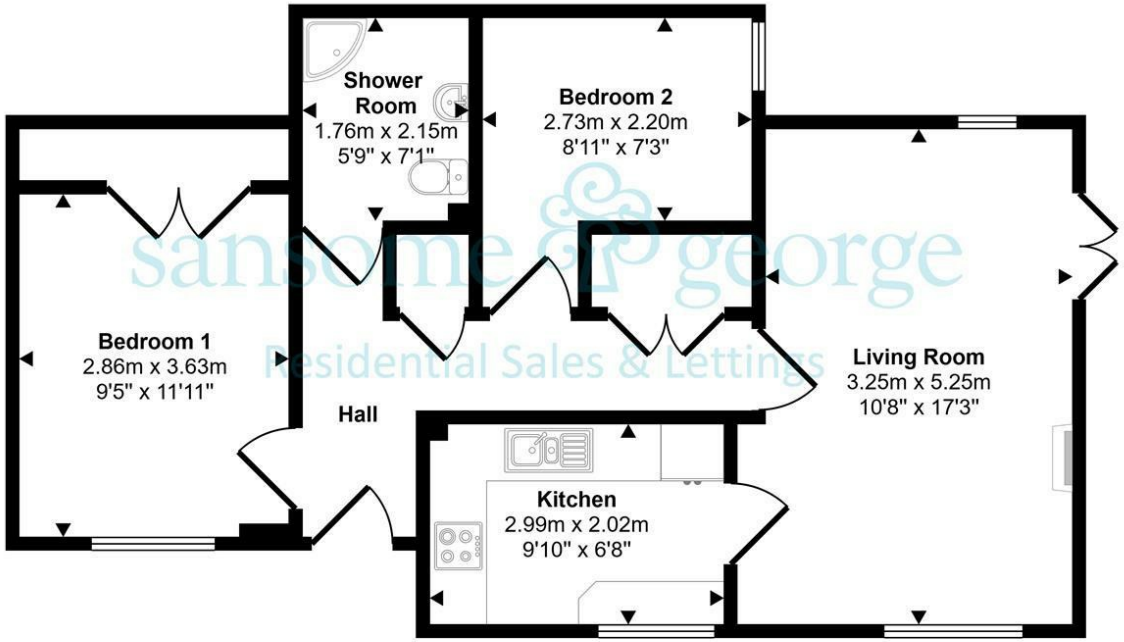
The property benefits from electric heating and UPVC double-glazed windows, ensuring energy efficiency and year round comfort. Residents of Pegasus Court enjoy the added reassurance of an on-site warden, as well as access to a communal pavilion that hosts a variety of social gatherings and activities, fostering a friendly and supportive community atmosphere.

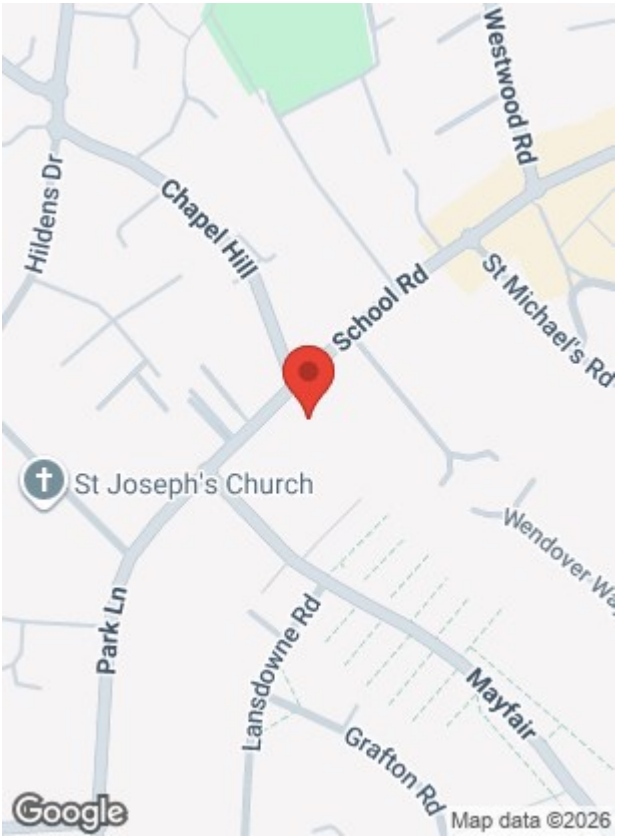
Please contact Sansome & George Tilehurst office to arrange an appointment to view.

Leasehold Information:
Lease term:115 years remaining (approximately)
Service charge: £847.00 per quarter
Ground Rent: £252.00 per quarter
Management Company: common ground

Council Tax Band E - West Berkshire

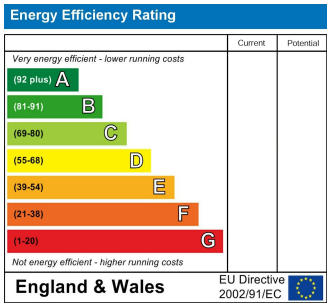
Approx Gross Internal Area
59 sq m / 640 sq ft

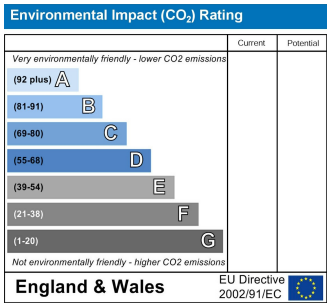




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

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