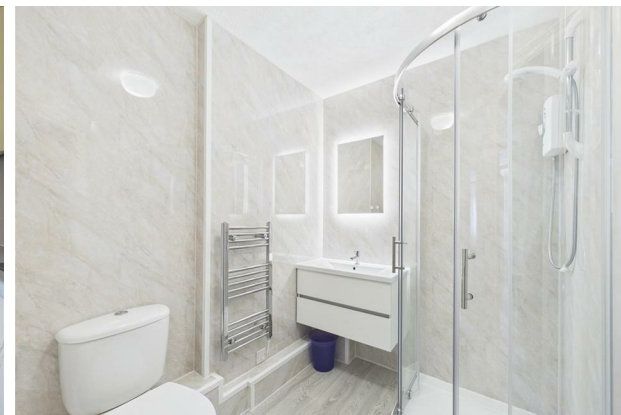


# Vp

35 York Lodge Park Lane  
Tilehurst, RG31 5DB

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Guide price £150,000 Leasehold



[VillageProperties.co.uk](http://VillageProperties.co.uk)

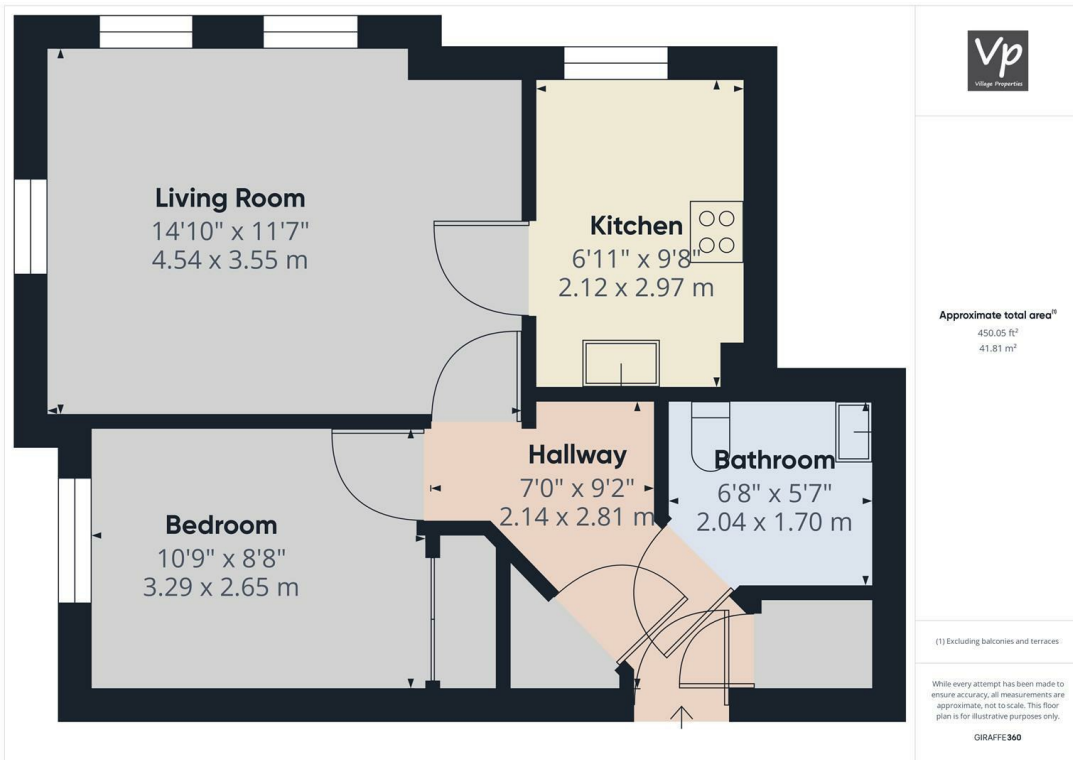
# 35 York Lodge Park Lane

## DESCRIPTION:

VP - NO ONWARD CHAIN!

Presented to the market is this one double 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.

The accommodation comprises entrance hall, lounge/dining room, kitchen, double bedroom with built in cupboards and a bathroom. 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:

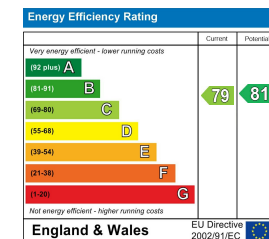
- NO ONWARD CHAIN
- 24 HOUR EMERGENCY CARELINE
- COMMUNAL GARDENS
- COMMUNAL LAUNDRY ROOM
- ONE BEDROOM
- OVER 60'S
- COMMUNAL LOUNGES
- ON SITE MANAGER

## ADDITIONAL INFO:

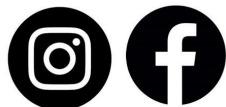
Service charge: £290 per month  
Ground Rent: Option 1 is £712.82 per annum, payable quarterly or the new buyer can decide on option 2: where they pay 5% of the agreed sale price, when the property is sold again in the future.

## VIEWING STRICTLY BY APPOINTMENT:

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W: [www.villageproperties.co.uk](http://www.villageproperties.co.uk)



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