

RETIREMENT

HOMESEARCH

Britain's Number One
Retirement Property Specialist

23 Suffolk Lodge, Pegasus Court (Tilehurst)

Park Lane, Reading, Berkshire, RG31 5DB



PRICE: £125,000

Lease: 150 years from 1991

Property Description:

A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Pegasus Court is a development of retirement apartments developed by Pegasus Retirement Homes Plc. The facilities at Pegasus Court include an Administrator who sees to the day-to-day running of the development and can also be contacted in the event of an emergency. For periods when the Administrator is off-duty each property is linked to a 24 hour emergency call system. Each property benefits from accommodation that includes an Entrance Hall, Lounge, Kitchen, one or two bedrooms and bathroom. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

Two Lounges
Minimum Age 60
24 hour Emergency Appello call system
2 Guest Suites
2 laundry rooms

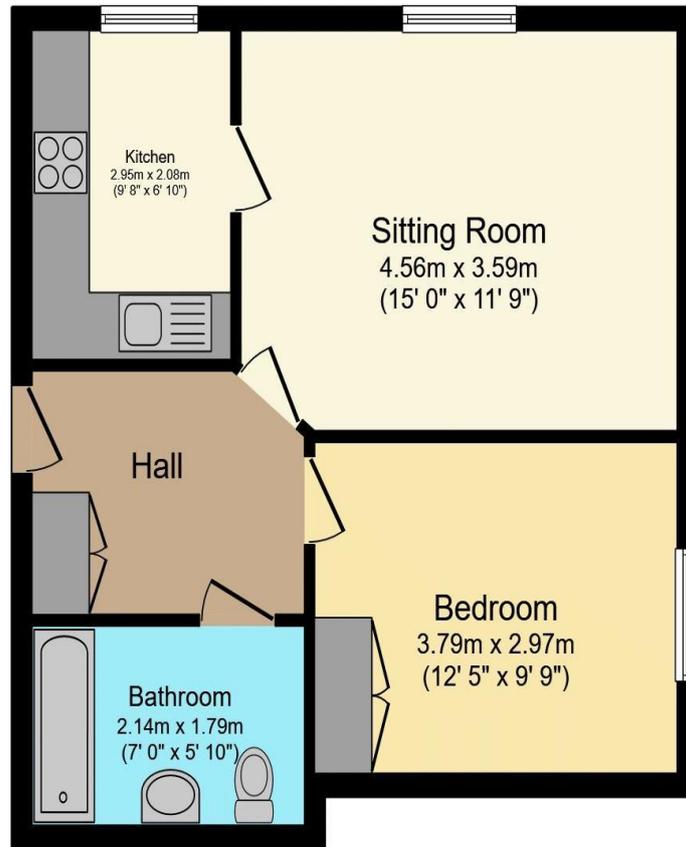
Administrator
Price to include carpets, curtains and light fittings

Lease 150 years from 1991



**For more details or to make an appointment to view, please contact
Millie & Carla**

01425 632291 millie.carla@retirementhomesearch.co.uk



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		69	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/12/2023

Annual Ground Rent:

£TBC

Ground Rent Period Review:

TBC

Annual Service Charge:

£3497.20

Council Tax Band:

D

Event Fees:

1% + 0.5% for each year max 5% Transfer

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.