

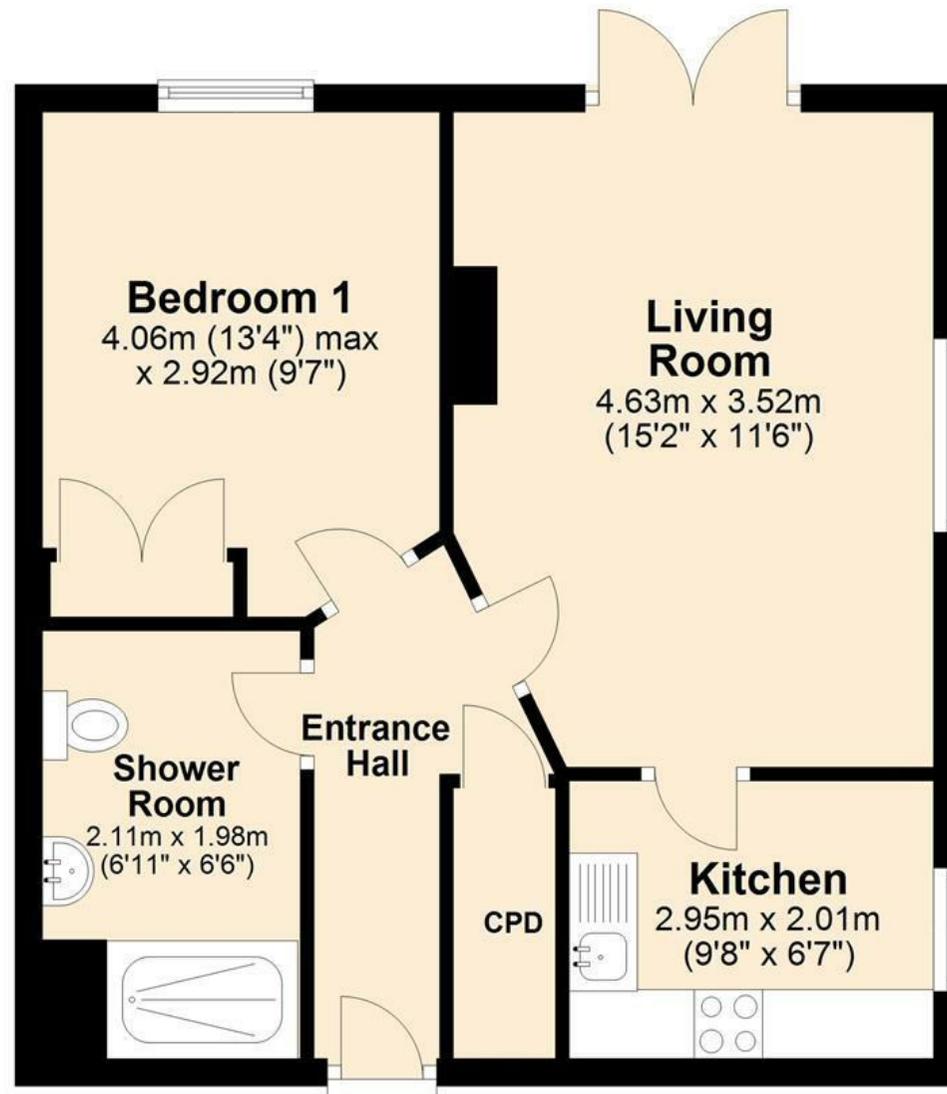


P.W.

60 Cumberland
Tilehurst
www.patrickwilliams.co.uk

Ground Floor

Approx. 44.8 sq. metres (481.7 sq. feet)



Total area: approx. 44.8 sq. metres (481.7 sq. feet)

PLEASE NOTE FLOORPLAN IS NOT TO SCALE WITH ROUGH MEASUREMENTS AND IS FOR INFORMATION ONLY

Plan produced using PlanUp.

**60 Cumberland Lodge, Pegasus Court, Park Lane, Tilehurst,
£150,000**

Communal Entrance Hall

Communal Entrance door to Communal Entrance Hall. Door to:

Entrance Hall

Electric heater, large built-in cupboard.

Lounge

Fireplace with electric fire, electric heater, window, double doors onto small patio area, entry phone.

Kitchen

Single drainer stainless steel sink unit with mixer tap, work top surfaces with drawers, cupboards & appliance space under, part tiled walls, wall mounted cupboards, built-in electric hob with extractor hood over, built-in electric oven with cupboards above & below, window.

Bedroom

Electric heater, window.

Shower Room

Large walk-in shower cubicle with electric shower, wash hand basin, low level w.c., heated towel rail, extractor fan.

Further information

Local Authority: Reading Borough Council

Council Tax Band: D - £2144.95 2022/2023

Tenure: Leasehold: Service charge is £874.30 per quarter which is £3497.20 per annum

Approximately £210 for Ground Rent

Lease: 150 years from 1/11/1990



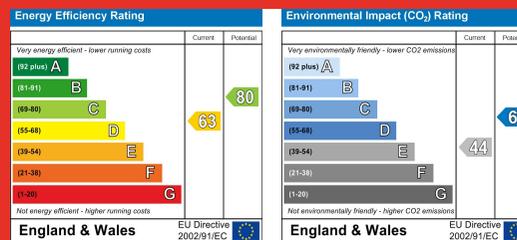


Viewing by appointment only.

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Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.