

£185,000
Leasehold



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YOUR PROPERTY EXPERTS



Features

- Garden Floor Apartment
- Light & Airy West Facing Aspect
- Direct Access To Private Patio
- Entrance Hall With Storage Cupboard
- Living Room
- Fitted Kitchen With Appliances
- Double Bedroom With Built In Wardrobes
- Bathroom With Walk In Bath & Separate Shower
- Excellent Communal Facilities - Laundry Room, Superb Lounge & Glorious Gardens
- Parking & Sheltered Mobility Vehicle Storage With Charging Points

Summary of Property

Offered for sale with no onward chain, this delightful Garden Floor Apartment benefits a private, tucked away corner position with a West facing aspect and its own patio area. Apartment 3 is presented in immaculate order and briefly comprises; Entrance Hall, bright and airy Living Room, fitted Kitchen with appliances, a spacious double Bedroom with built in wardrobes and a four piece Bathroom with walk in bath and separate shower. Pegasus Court enjoys level access to the town centre with all its amenities which include; local shops, doctor/dentists surgeries, public transport routes and supermarkets, cafes and restaurants. Pegasus Court has many desirable attributes, to include; an onsite house manager during weekdays and an out-of-hours "Call" system providing peace of mind and well appointed owners lounge where you can find all kinds of activities and coffee mornings should you wish. Externally, there are delightful communal Gardens, parking and sheltered parking with charging points for electric vehicles.

Room Descriptions

Communal Entrance Hall

Access to the communal hall is via the main entrance door with intercom entry system. The ground floor hall has a wide open space with stairs and lift access to all three floors. There is also access to the laundry room and the managers office which is located by the main entrance.

Apartment 3

Located on Gardens level.

Entrance Hall

Entry via front door. Walk in airing cupboard housing the hot water cylinder plus storage space. Panel heater. 'Entry phone' remote door bell system and an emergency alarm cord. Doors to; Living Room, Bedroom and Bathroom.

Living Room

15' 10" x 11' 6" (4.83m x 3.51m)

Kitchen

7' 7" x 6' 5" (2.31m x 1.96m)

Bedroom

18' 7" x 8' 9" (5.66m x 2.67m)

Bathroom

8' 1" x 6' 6" (2.46m x 1.98m)

Private Patio

Communal Lounge

Located on the lower floor this delightful, spacious and elegantly furnished room with an adjoining kitchen is the ideal space in which to enjoy afternoon tea, have a friendly chat or attend a social event. In addition, the

Residents Lounge is also available for owners to hire for private functions and leads to the main gardens at the rear of the building.

Communal Laundry Room

Located on the ground floor there are 5 washing machines and 5 tumble dryers with a sink unit.

Guest Suite

A guest suite is available at Pegasus Court that can be booked for a small additional charge for residents visitors to enjoy a comfortable, hotel style room with en-suite facilities.

Communal Gardens

The glorious well stocked and well maintained, landscaped gardens extend to the sides and rear of the property and are predominately laid to expanses of lawn with pretty patios and seating areas.

Communal Parking

These are ample parking spaces for residents and visitors plus sheltered area with spaces for motorised scooters and electric charge up points. There is also external lighting.

Tenure, Lease & Management Charges

The service charges include the provision of an Estate manager, building insurance, electric for communal areas, water and sewage charges, the care line emergency call facility, external window cleaning every six weeks, gardening, cleaning and maintenance of communal areas, fire systems, lift maintenance, the laundry room, a redecoration fund and contribution to a contingency fund.

Current charges are:

Ground rent- £229.50 per 6 months.

Service Charge- £1,729.82 per 6 months.

Charges are payable in April and October.



Floorplan



All measurements are approximate and for display purposes only

Total Area: 575 ft²

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