

£299,950



**HUNTER  
LEAHY**  
YOUR PROPERTY EXPERTS

### Features

- Superb First Floor Retirement Apartment
- Well Appointed & Immaculately Presented Throughout
- Light & Airy With Glorious Views
- Entrance Hall & Storage
- Well Proportioned Living Room With Balcony
- Kitchen With Integrated Appliances
- 2 Double Bedrooms & Shower Room
- Residents Lounge & Kitchen Which Opens Onto The Well Tended Communal Gardens
- Laundry Room
- Communal Parking, Mobility Scooter Shelter & Charging Points

### Summary of Property

NO ONWARD CHAIN. A superb two double Bedroom first floor retirement apartment with a light, airy feel, an open outlook over the beautiful gardens and far reaching views towards Tickenham hillside. Pegasus Court enjoys level access to the town centre with all its amenities which include; local shops, doctor/dentists surgeries, bus routes and supermarkets as well as cafes and restaurants. Apartment 37 layout comprises: Entrance Hall with storage cupboards, well proportioned Sitting/Dining Room with French doors opening on to its own Balcony, Kitchen with built in appliances, two double Bedrooms and a good sized Shower Room. The communal areas comprise; Reception Hall with lift to all floors, Residents Lounge, Laundry Room and glorious landscaped Gardens with plenty of communal parking. The apartment is leasehold with a 125 year lease expiring September 2135 (110 years remaining).

## Room Descriptions

### Communal Reception 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 37

Located on First Floor.

### Entrance Hall

Entry via front door. 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; Sitting/Dining Room, both Bedrooms and Shower Room.

### Sitting/Dining Room

17' 2" x 13' 3" (5.23m x 4.04m)

Two electric panel heaters and door to Kitchen. UPVC double glazed French doors opening on to Balcony with glorious, far reaching views.

### Kitchen

7' 9" x 6' 6" (2.36m x 1.98m)

Fitted with a range of wall and base units with roll edge worksurfaces, inset stainless steel sink, drainer and mixer tap and tiled splashbacks. Built in electric eye lever oven with four ring electric hob and extractor over. Upright fridge/freezer and dishwasher. Vinyl floor covering. UPVC double glazed window to West aspect.

### Bedroom 1

16' 7" x 9' 2" (5.05m x 2.79m)

Built in double wardrobes. Panel heater. UPVC double glazed window.

### Bedroom 2

10' 5" x 9' 2" (3.17m x 2.79m)

Panel heater and UPVC double glazed window.

### Shower Room

Fully tiled and fitted with a white suite comprising; large walk in shower, vanity unit with inset basin and low level W.C. radiator and wall mounted fan heater. Extractor and vinyl floor covering.

### Residents 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, land scaped gardens extend to the sides and rear of the property and are predominantly laid to expanses of lawn with pretty patios and seating areas.

### Communal Parking

There 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

### Ground Rent & Management Charges

The service charges include the provision of an Estate manager, buildings insurance, electric for communal areas, water and sewerage 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 - £450.00 per 6 months.

Service Charge - £2,546.02 per 6 months.

Charges are payable in April and October.

### Tenure & Council Tax Band

Tenure: Leasehold Balance of 125 years

Council Tax Band: D

Floorplan

