



**Flat Pegasus Lodge, New Road
Ferndown, Dorset, BH22 8EJ**

LEASEHOLD GUIDE PRICE

£228,000

“Ground floor retirement apartment with patio doors from the lounge, offered with no chain”

Pegasus Lodge is a well-established purpose-built retirement block, situated in an extremely convenient location on a level short walk to Ferndown town centre.

Offered for sale is this rarely available ground floor flat, situated close to the communal entrance and offered with no chain.

- **Two double bedroom ground floor retirement flat with no chain**
- Pleasant **communal entrance and hall** with immediate access to the front door and hallways to the communal facilities
- Spacious **entrance hall** with full height storage cupboards
- **Lounge/dining room** with double glazed doors and windows opening onto a small section of **patio** providing a light and airy feel, with space for a dining table
- **Kitchen** conveniently accessed from the lounge, comprising base and wall mounted units, worktops, integrated oven and microwave, plumbing for a washing machine, inset 4 ring electric hob and extractor, integrated fridge/freezer, sink unit and double glazed window above
- **Bedroom one** is a generous double room with a walk through lobby with fitted cupboards and a recess for a desk
- **En-suite bathroom** incorporating a modern white suite to include a panelled bath with shower attachment over, WC and wash hand basin inset in a vanity unit
- **Bedroom two** is also a double room, currently used as a dining room
- **Shower room** comprising shower cubicle and wash hand basin
- Well maintained **communal grounds** with southerly aspect
- **Parking for residents and visitors**

The apartment is extremely convenient to the town centre and is offered with no onward chain.

The apartments were built in 2000 and offer visiting management staff, community alarm system, lift, communal lounge, conservatory and library. The town centre with its shops and amenities to include the Barrington Theatre, bus stop, Post Office, and doctors surgeries are all approximately 200 yards away.

Maintenance: Currently approximately £4,475 per annum

Ground Rent: Currently approximately £170 every 6 months

Lease: 125 years from 2000 (approximately 102 years remaining)

COUNCIL TAX BAND: E

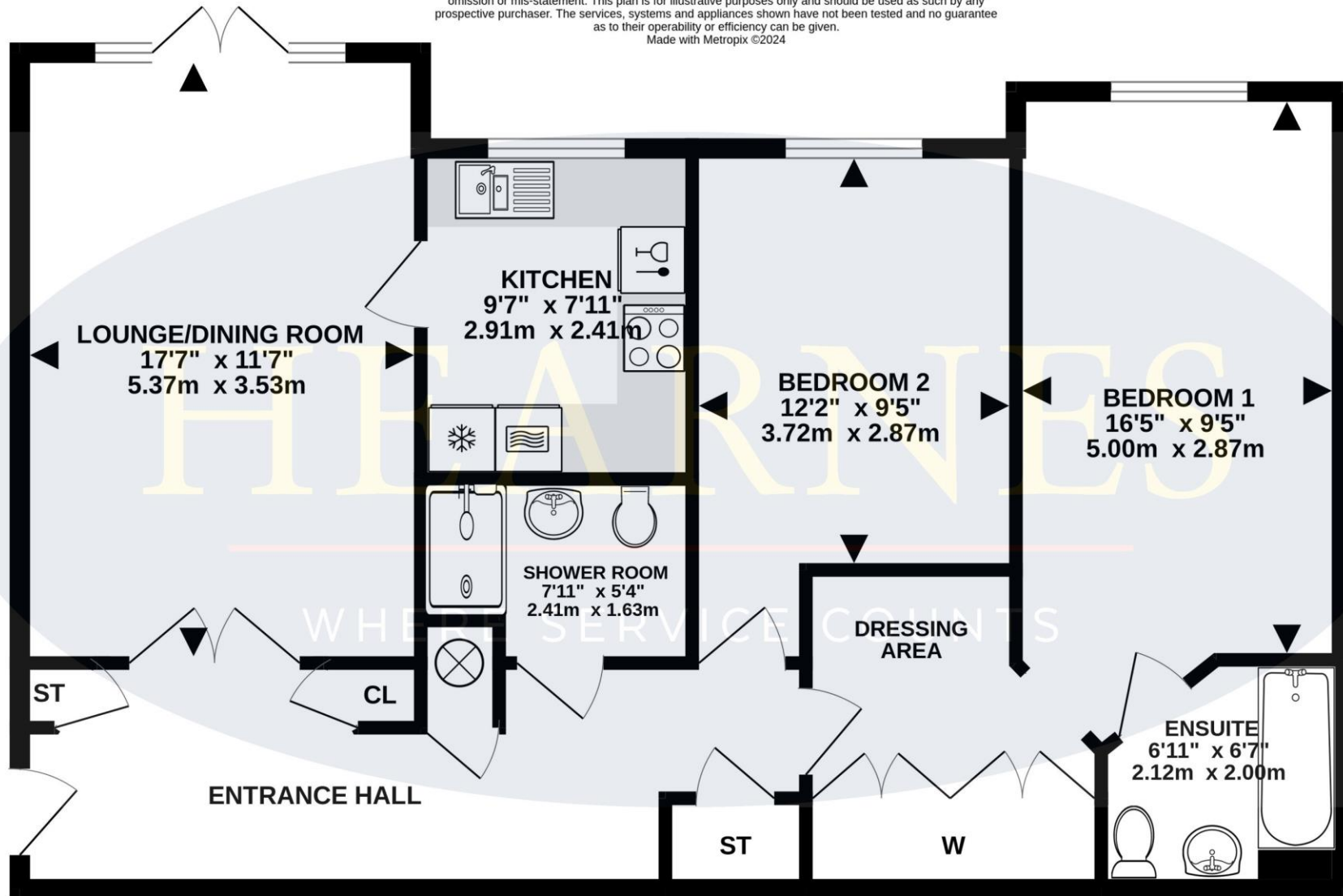
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 872sq.ft. (81.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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