

Pegaus Court, Fleet Ground Floor Retirement Flat



Pegasus Court, Fleet, Hampshire, GU51 4SX

Property

This two-bedroom ground floor retirement apartment is situated within the sought-after Pegasus Court development, which comprises 34 apartments and 4 cottages purpose-built for the over-55s.

The property benefits from direct access to the well-maintained communal gardens, offering a pleasant and peaceful outlook. Pegasus Court is managed by a dedicated Administrator who oversees the day-to-day operations and is available in case of emergency. Additionally, the development is supported by a 24-hour Appello emergency call system for added peace of mind.

Accommodation

The apartment offers comfortable and well-designed living spaces, including an entrance hall, lounge, fitted kitchen, two bedrooms, and a bathroom. It is sold complete with carpets, curtains, light fittings, cooker, fridge/freezer, electric fire, and fire surround and storage heaters in bedroom and lounge ready for immediate occupation.

Residents also have access to a range of shared facilities, including a residents' lounge with a conservatory and library, communal laundry room, and a guest suite for visitors. A lift and stairlift provide easy access to all floors, ensuring the development remains accessible for everyone.

Outside

Pegasus Court offers a secure and welcoming environment, featuring a communal car park for residents and visitors, along with a security door entry system for added safety. The well-tended communal gardens provide a lovely space to relax or socialise with neighbours. With a minimum age requirement of 55, the development fosters a quiet and supportive community ideal for retirement living. For more information on event fees or specific terms related to this property, please contact our Property Consultant.

Location

The property is located in the heart of Fleet town centre. Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services.

Towns such as Basingstoke, Guildford and Reading are all within 20 miles whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is about 28 miles and Farnborough Airport is about 5 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).

















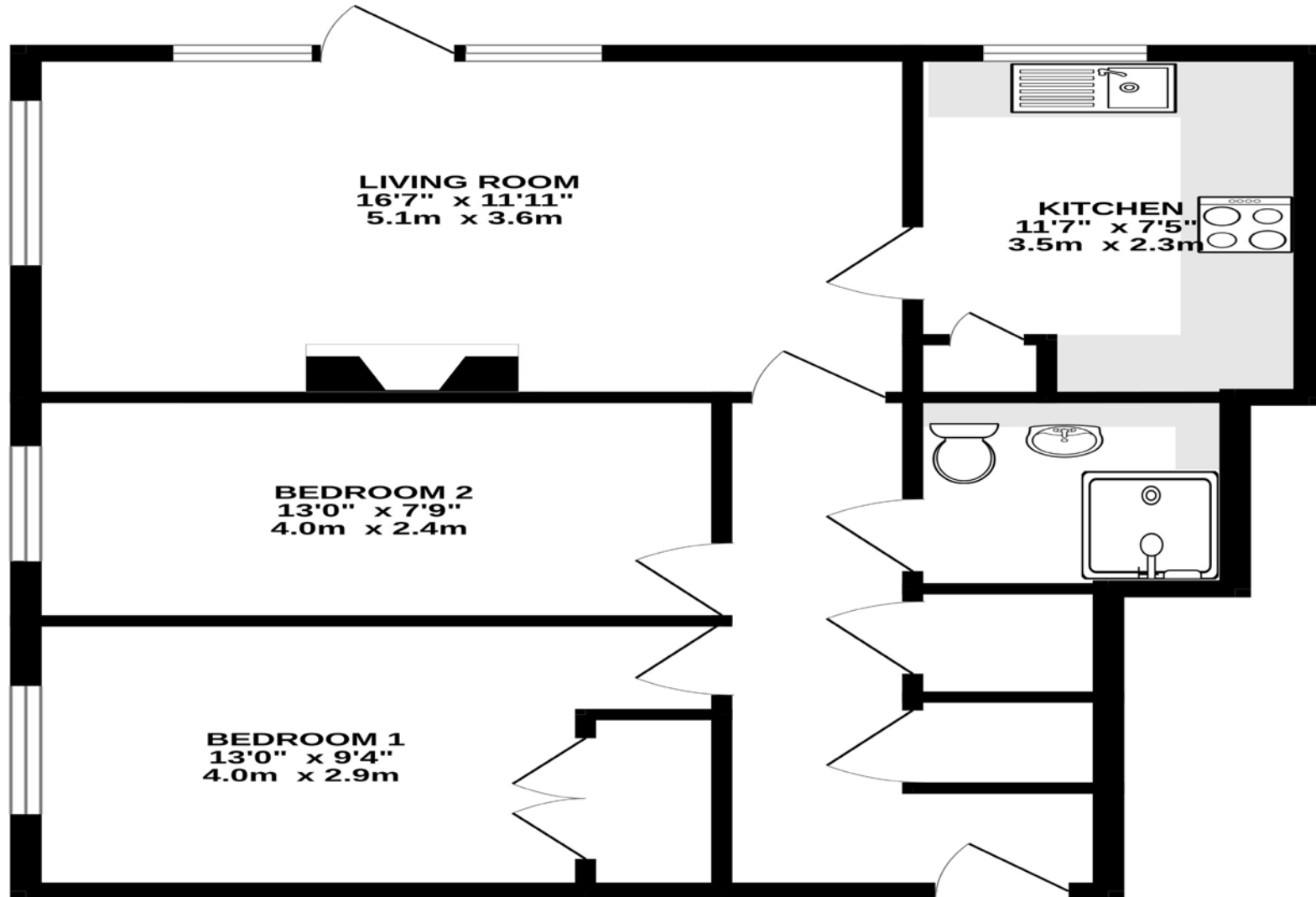








GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.5 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.

Places of interest

A selection of photographs showing various locations in and around Fleet & Farnham are shown below.



Fleet Pond



Rail Line/Fleet Pond



Mainline Railway Station



Basingstoke Canal



Fleet High Street

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Services & Material Information

Water – Mains
Drainage - Mains
Gas – Mains
Electric – Mains
Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs
EPC - C (71)
Broadband Checker - <https://www.openreach.com/fibre-broadband>
Mobile Signal - Unknown, depends on carrier
To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Directions - Postcode GU51 4SX

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
McCarthy Holden: 01252 620640

Local Authority
Hart District Council
Tax Band D

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