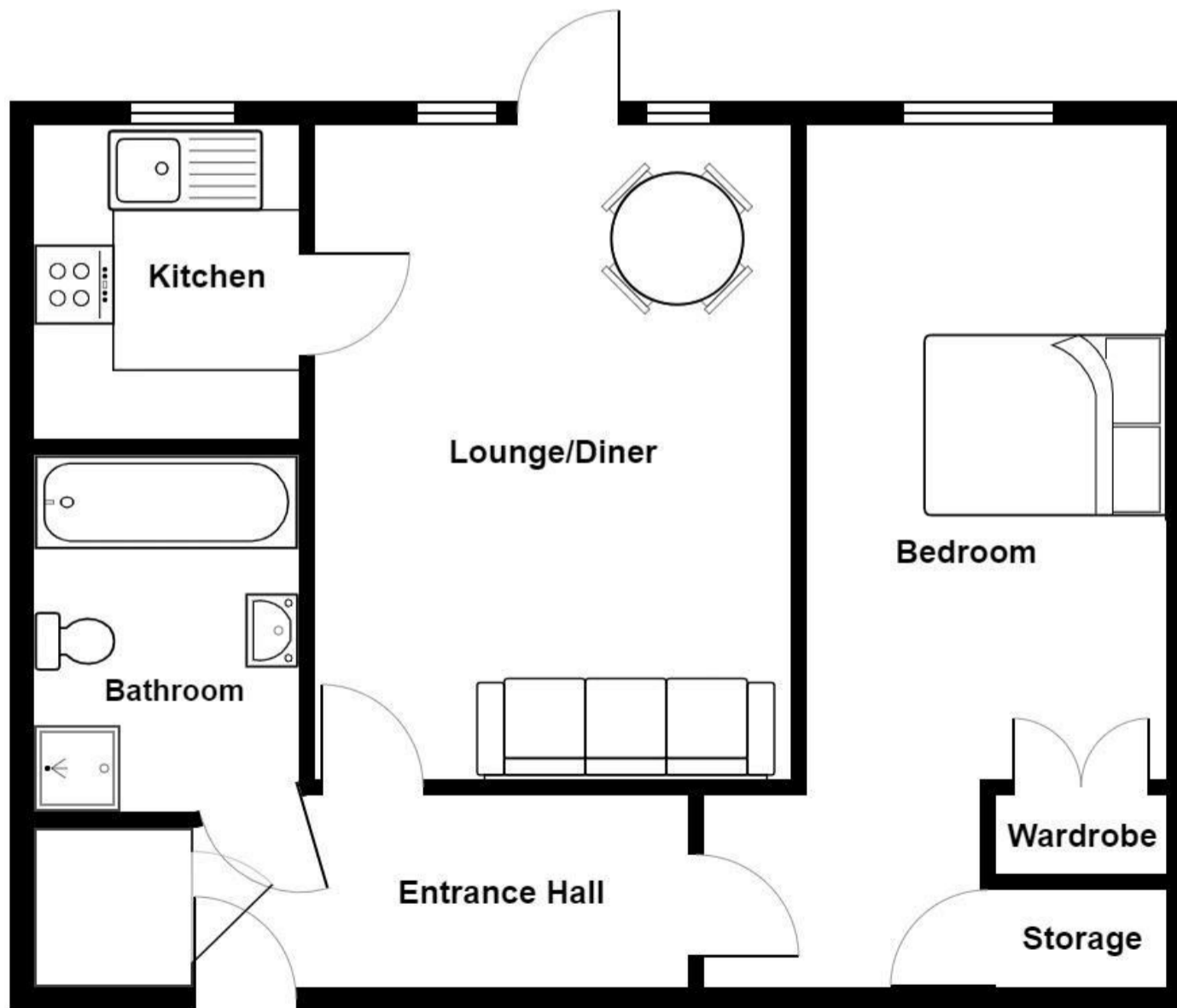


YOUR PROPERTY EXPERTS

HUNTER
LEAHY



All measurements are approximate and for display purposes only

Total Area: 575 ft²

Nailsea - 01275 853222 - enquiries@huntprop.co.uk



Offered for sale with no onward chain, this delightful Garden Floor Apartment benefits from 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, 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)

Radiator. UPVC double glazed French doors open to patio.

Kitchen

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

UPVC double glazed window, inset stainless steel bowl and drainer with swan neck mixer tap over, range of shaker style drawers, eyeline and base units with marble effect roll top work surfaces over, integrated Hotpoint ceramic hob with extractor fan over, integrated eyeline Hotpoint oven, space for fridge freezer, tiled splashbacks and tiled effect vinyl floor covering

Bedroom

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

Georgian style panelled door leading into the good sized storage cupboard which houses the fuse board and has wall-mounted coat hooks, wall-mounted electric heater, fitted double wardrobe providing hanging and storage provisions, UPVC double glazed window overlooking the garden.

Bathroom

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

Four piece suite comprising of panelled bath with hand-held shower attachment and mixer tap over, wash hand basin inset in vanity unit with cupboards below and to the side, close-coupled WC, shower cubicle housing the thermostatic shower, chrome heated towel rail, Dimplex wall heater, fully tiled, retractable line, extractor fan and pulley cord emergency pull cord.

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, land scaped 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

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.

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.

