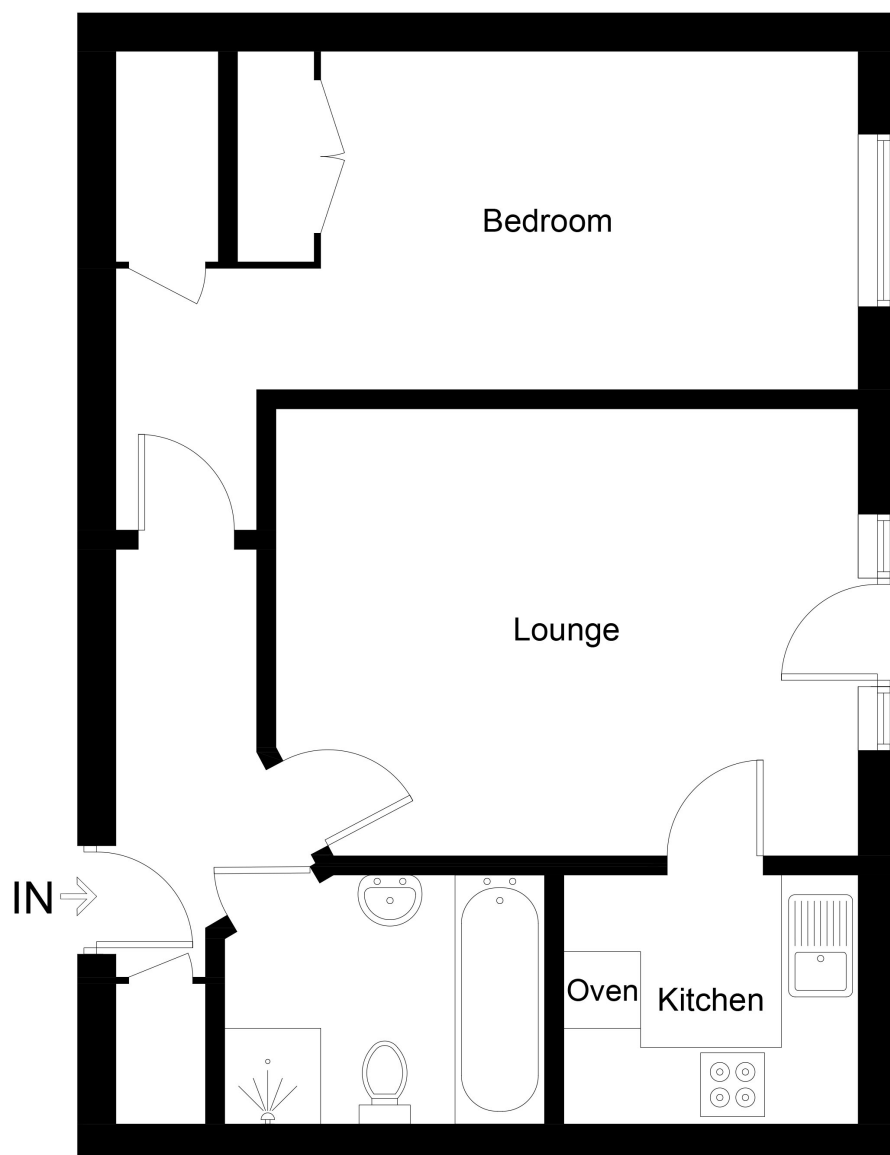




### 33 Pegasus Court

Approximate Gross Internal Area = 49 sq m / 527 sq ft



For illustrative purposes only. Not to scale. ID1179680  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





NO ONWARD CHAIN. A superb one double Bedroom Hall Floor retirement apartment enjoying a lovely, sunny and open outlook over the beautiful gardens. 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 33 layout comprises: Entrance Hall, Lounge/Dining Room with French doors opening on to its own South facing Balcony, Kitchen with some built in appliances, double Bedroom and Bathroom with both bath and walk in shower. The communal areas comprise; Entrance Hall with lift to all 3 floors, Lounge, Laundry Room and glorious landscaped gardens with plenty of communal parking. The apartment is leasehold with a 125 year lease expiring September 2135.



ROOM DESCRIPTIONS

Entrance Foyer

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.

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 / Dining Room

11' 4" x 14' 11" (3.45m x 4.55m)  
Coved ceiling with central ceiling light and complementary wall lights. Feature fitted fireplace with inset electric fire and surround.

Kitchen

7' 7" x 6' 5" (2.31m x 1.96m) 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. Space for an upright fridge freezer. Smoke alarm. UPVC double glazed window to Front aspect (South).

Bedroom

13' 9" x 8' 9" (4.19m x 2.67m) Built in double wardrobe. Panel heater. UPVC double glazed window to front (South)

Bath / Shower Room

8' 9" x 6' 3" (2.67m x 1.91m)  
Fully tiled and fitted with a white suite comprising; panelled bath, shower quadrant, pedestal wash basin and low level W.C. Heated towel rail, shaver point and extractor.

Communal Owners 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 Bedroom 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.

Tenure, Lease & Management

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.  
Leasehold - 110 years remaining  
Current charges are; Ground Rent £825.00 PA  
Service Charge £1909.51 Per 6 months payable April & October

