



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	83
(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	

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.

Total Area: 726 ft<sup>2</sup>





Offered for sale with no onward chain, this delightful Garden Floor Apartment benefits from a private, tucked away corner position with its own patio, terrace area. Apartment 8 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 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

### Entrance Hall

Entered via a composite door. Walk-in airing cupboard housing immersion tank plus storage space. Panel heater. 'Entry phone' remote door bell system and an emergency alarm cord. Doors to; Living Room, Bedroom and Bathroom.

### Sitting/Dining Room

15' 0" x 11' 4" (4.57m x 3.45m)

Feature electric fireplace, Two electric panel heaters, door to Kitchen. UPVC double glazed window and UPVC double glazed French doors opening on to patio and gardens beyond.

### Kitchen

6' 5" x 7' 8" (1.96m x 2.34m)

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 rear.

### Bedroom

18' 8" x 8' 7" (5.69m x 2.62m)

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

### Bathroom

6' 5" x 8' 7" (1.96m x 2.62m)

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 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, landscaped 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 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- £825.00 per annum.

Service Charge- £1,729.82 per 6 months.

Charges are payable in April and October.

