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£250,000 Leasehold

3 Bedroom, Apartment - Retirement

29, Pegasus Court 58 Lansdowne Road, Bournemouth, Dorset, BH1 1RH

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Pegasus Court

Pegasus Court is a beautiful development of retirement apartments, in a great location less than half a mile from the local Charminster shops and restaurants. Asda superstore and Bournemouth train station are within 1 mile of Meyrick Park, the town centre and the beach front. There are bus stops just outside heading in both directions making transport easy and the train station close by, offering links directly into London and Manchester. Bournemouth itself is renowned for its Blue Flag award winning beaches and has many shops, eateries and options for leisure, entertainment, culture and recreation including the Russell Cotes Museum, The Oceanarium and the Bournemouth International Centre.

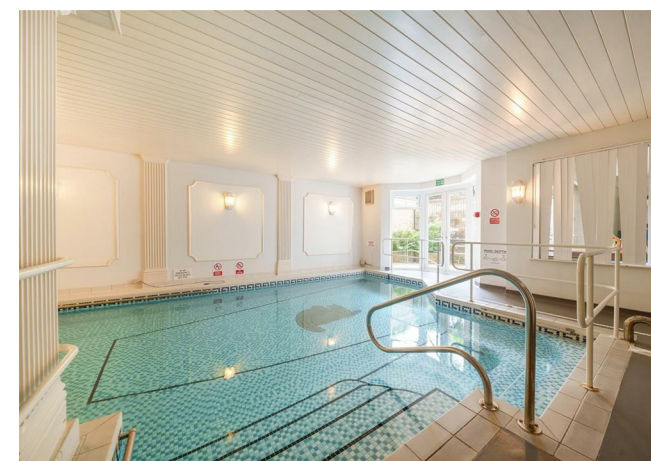
Pegasus Court's manager is on hand throughout the day to support the Owners and keep the development in perfect shape.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the House Manager.

Pegasus Court has been designed with safety and security at the forefront. The Apartment has an emergency Careline system installed, monitored by the onsite House Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline alarm, secure entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Pegasus Court is managed by the award-winning Churchill Estates Management, working closely with Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Pegasus Court requires any resident to be over the age of 55.



# Property Overview

Churchill Sales & Lettings are pleased to be marketing this lovely three bedroom triple aspect second floor apartment. The property offers spacious accommodation throughout and is presented in good order.

The bright and airy Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door opens onto a small Balcony.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over with space for a freestanding fridge and freezer. A window allows for light and ventilation.

Bedroom One is a generous double room with a useful built in wardrobe and overhead cupboards. The large En Suite Bathroom offers a bath with overhead shower, a shower curtain rail, a handrail, heated towel rail, a WC and wash hand basin.

Bedroom Two is a good size double room with a built in wardrobe and could also be used as a separate Dining Room.

Bedroom Three is a single room which could be used as a Study or Hobby Room.

The Shower Room is a good size with a shower cubicle, a handrail, heated towel rail, a WC and wash hand basin. A window allows for light and ventilation.

Perfectly complementing this apartment are two useful storage cupboards located in the hallway.



# Features

- Three bedroom second floor retirement apartment
- Triple aspect apartment with small Balcony
- En Suite Bathroom to Bedroom One
- Good decorative throughout and no forward chain
- House manager available 5 days a week
- Owners Lounge with library area and conservatory
- Communal dining room with catering kitchen
- 24 hour careline system for safety and security and Owners private car park
- Hairdressing salon with visiting hairdresser and heated swimming pool with Jacuzzi
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



# Key Information

Service Charge (Year Ending 31st December 2024):  
£4,257.23 per annum.

Ground Rent: Collected by Home Ground Online

Council Tax: Band G

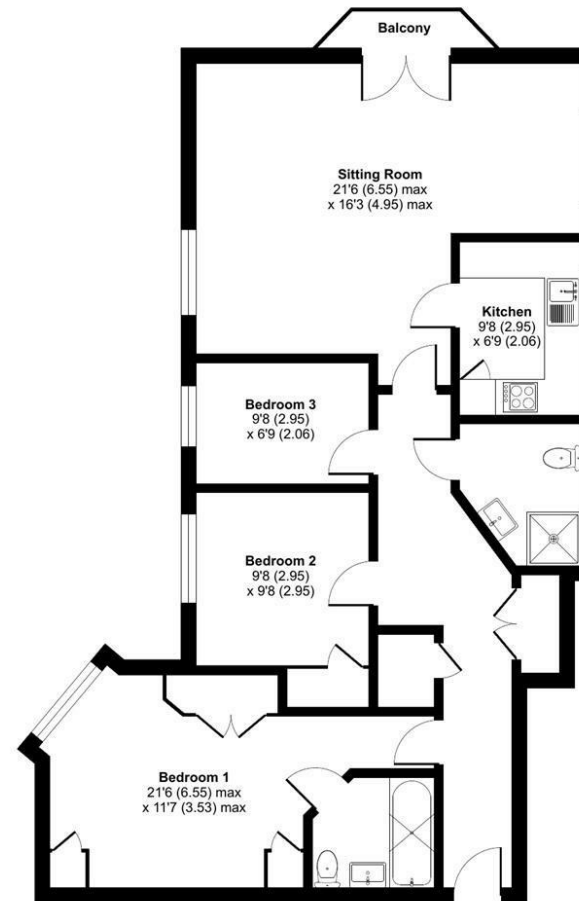
150 year Lease commencing 1992

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning and maintenance, garden maintenance, swimming pool maintenance, lift maintenance & house manager.

Please refer to the Landlord regarding the Transfer Fee.

EPC Rating: C



DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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