



Pegasus Court, Torquay Road, Paignton

Leasehold £229,950



**WILLIAMS HEDGE**  
estate agents



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**FLAT 17, PEGASUS COURT, TORQUAY ROAD, PRESTON, PAIGNTON, TQ3 2TZ**

Well-presented first floor retirement apartment | Popular retirement development

Well-presented accommodation | Communal entrance to the stairs or lift to first floor | Entrance hall  
Dining room | Sitting room | Kitchen | Two bedrooms | Ensuite bathroom/W.C | Shower room/W.C  
Double glazing | Electric heating | Communal facilities to include residents lounge, library,  
observatory, restaurant, on site manager/ administrator | No Chain

Located on the first floor of this quality retirement development the property offers a spacious apartment with well-presented accommodation. A communal entrance provides access to the first floor via stairs or a lift and once inside, a spacious reception hallway opens into the dining room and the remainder of the accommodation which comprises a triple aspect sitting room, kitchen, two bedrooms, one with an ensuite bathroom/W.C and there is a separate shower room/W.C. Windows are UPVC double glazed tilt'n'turn and heating is via electric radiators.

Pegasus Court is a development of apartments designed for the retired and developed by Pegasus Retirement Homes plc in 1989. Facilities include an Estate Manager who sees to the day-to-day running of the development and can also be contacted in the event of an emergency. For periods when the Estate Manager is off-duty each property is linked to a 24-hour emergency call system. Each property includes an entrance hall, lounge, kitchen, one, two or three bedrooms. It is a condition of purchase that residents be over the age of 55 years.

**The Accommodation Comprises**

Communal entrance with stairs or lift to first floor, door to

**ENTRANCE HALL** - 3.3m x 3.28m (10'10" x 10'9" maximum dimensions) Coved and textured ceiling with light points, smoke detector, wall mounted electric heater, airing cupboard housing the hot water cylinder, large storage cupboard with shelving, light point, consumer unit and electric meter. Secure door entry intercom system and emergency pull cord, telephone point, doors to

**DINING ROOM** - Textured ceiling with light point, UPVC double glazed tilt'n'turn window to rear aspect.

**SITTING ROOM** - 4.7m x 3.58m (15'5" x 11'9") Coved and textured ceiling with light point, wall light points, UPVC double glazed tilt'n'turn windows to rear and side, wall mounted electric radiator, fireplace with electric fire, TV connection point, emergency pull cord, door to



**KITCHEN** - 3m x 2.06m (9'10" x 6'9") Coved ceiling with strip light, UPVC double glazed tilt'n'turn windows to rear and side, fitted kitchen comprising range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four ring electric hob with extractor over, tiled surrounds, matching eye level cabinets, two display cabinets, built-in electric oven, space for under worktop fridge and freezer.



**BEDROOM ONE** - 5.11m x 3.61m (16'9" x 11'10" into wardrobes) Textured ceiling with pendant light point, UPVC double glazed tilt'n'turn window to rear, emergency pull cord, wall mounted electric heater, fitted double wardrobe, door to





**ENSUITE BATHROOM/W.C** - 2.87m x 1.7m (9'5" x 5'7") Textured ceiling with light point, extractor fan, wall mounted electric fan heater. Comprising panelled bath with twin hand grips and shower attachment over, pedestal wash hand basin with tiled splashback, close coupled W.C, emergency pull cord, strip light and socket.

**BEDROOM TWO** - 3.99m x 2.11m (13'1" x 6'11" max) Textured ceiling with pendant light point, UPVC double glazed window to rear aspect, tilt'n'turn window to rear aspect, wall mounted electric heater.



**SHOWER ROOM/W.C** - 1.75m x 1.65m (5'9" x 5'5") Textured ceiling with light point, extractor fan, wall mounted electric fan heater. Comprising corner shower cubicle with electric shower and sliding doors, vanity unit with inset wash hand basin and tiled splashback, close coupled W.C, heated towel rail.

**TENURE – LEASEHOLD**

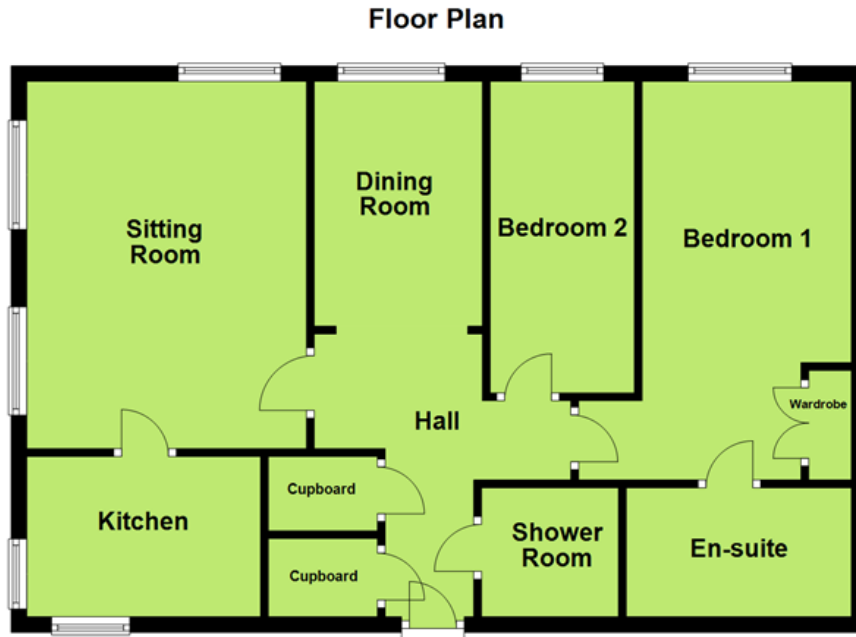
Freeholder: Hart Retirement Developments  
 Lease - 150 Years from 1990  
 Management Company: First Port  
 Maintenance/Services Charges - £1,010.74 quarterly to include water charges, buildings insurance, cost of on-site administrator and accommodation, general maintenance, cleaning, heating & internal decoration of communal areas, external decor, gardening, lift maintenance, window cleaning, alarm system  
 Ground Rent - TBC  
 Guest Suite (2019 - £15 per night single, £20 couple) TBC  
 Communal Facilities include:- Communal Lounge with kitchen facilities, 2 communal laundry rooms, Restaurant, Library, Observatory, 2 External Timber Roof Decks with sea views, Coffee Mornings/Afternoon tea/Bingo/Whist/Craft Afternoon etc  
 Retirement Properties for age 55yrs and over  
 24 hour Emergency Care line system  
 On Site Manager (in residence)  
 Residents' parking spaces (not allocated, first come first served)

Age: 1989(unverified)	Postcode: TQ3 2TZ
Current Council Tax Band: D EPC Rating: C	Stamp Duty:* £0 at asking price
Electric meter position: Hallway cupboard	Gas meter position: N/A
Boiler positioned: Hallway – conventional – Hot water cylinder	Water: Included in maintenance
Loft: N/A	Rear Garden Facing: N/A
Total Floor Area: approx. 75 Sqm	Square foot: approx. 807 sqft

This information is given to assist and applicants are requested to verify as fact.

\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.



**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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