



Pegasus Court, Torquay Road, Paignton

Leasehold £89,950



WILLIAMS HEDGE
estate agents



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FLAT 4, PEGASUS COURT, TORQUAY ROAD, PAIGNTON, TQ3 2TZ

Ground floor retirement apartment | Convenient for local amenities and main bus route Communal entrance with level access to the apartment | Entrance hall | Sitting room | Kitchen Double bedroom | Shower room WC | Double glazing | Electric heating | Communal residents facilities including a residents lounge with kitchenette, library, restaurant, observatory and parking on a first come first served basis

Located on the ground floor of the popular Pegasus Court development, the property offers a retirement apartment with level access to the local amenities of Preston and a bus route. Preston provides a varied range of amenities including individual shops, supermarkets and convenience stores, dental surgery, doctors' surgery, takeaways, sea front and beach.

Pegasus Court is a development of apartments designed for retired living and built by Pegasus Retirement Homes plc in 1989. Facilities include an Estate Manager who oversees 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 apartment is accessed via a communal entrance with level access to the front door. Once inside, an entrance hall with storage cupboard and airing cupboard leads to the accommodation which comprises a light and bright sitting room with 'tilt and turn' doors opening onto a patio area, a fitted kitchen, double bedroom with fitted wardrobe and a shower room/WC. Windows are uPVC double glazed and heating is provided via electric heaters.

The Accommodation Comprises

Communal entrance with level access to the ground floor apartment

RECEPTION HALL Coved and textured ceiling with directional spotlights, smoke detector, secure door entry intercom system, wall mounted electric heater, storage cupboard with hanging rails, shelf, electric meter and consumer unit, airing cupboard with the hot water cylinder and slatted shelving, doors to

SITTING/DINING ROOM - 4.62m x 3.48m (15'2" x 11'5") Coved and textured ceiling with light point, wall light points, night storage heater, TV connection point, emergency pull cord, uPVC double glazed 'tilt and turn' windows opening onto a patio area, door to



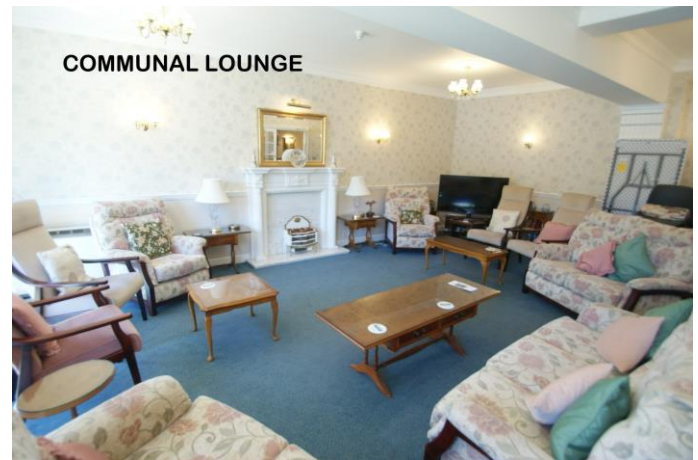
KITCHEN - 2.64m x 2.16m (8'8" x 7'1") Coved ceiling with strip light, extractor fan. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset electric hob with extractor over, tiled surrounds, matching eyelevel cabinets, built-in eyelevel electric oven, space and plumbing for washing machine, space for further under worktop appliance.



DOUBLE BEDROOM - 4.17m x 2.77m (13'8" plus wardrobes x 9'1") Textured ceiling with directional spotlights, uPVC double glazed 'tilt and turn' window, night storage heater, TV connection point, built-in double wardrobe with hanging rail and shelf.



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).



COMMUNAL LOUNGE



COMMUNAL ENTRANCE

SHOWER ROOM WC - 1.96m x 1.55m (6'5" x 5'1")
Textured ceiling with strip light, extractor fan, wall mounted electric fan heater. Comprising shower enclosure with sliding door and electric shower, pedestal wash hand basin, close coupled WC, tiled walls, heated towel rail.



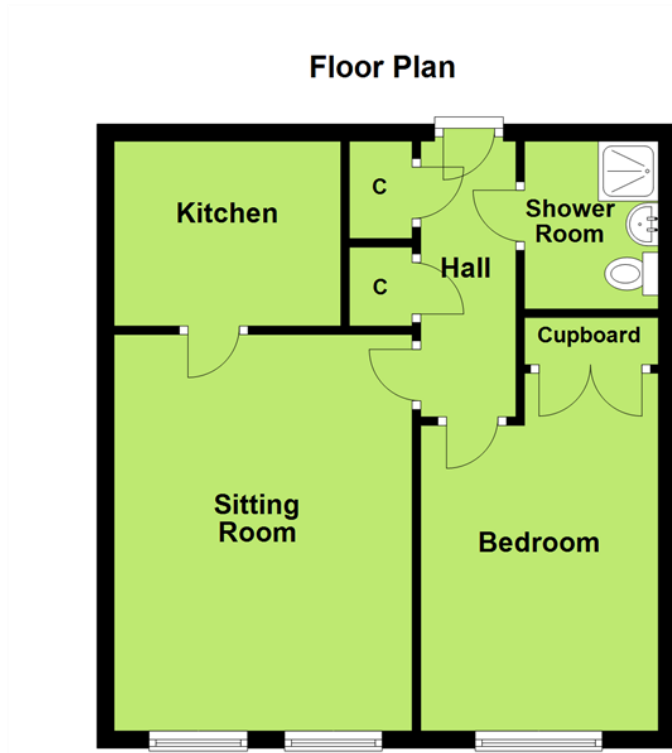
TENURE - LEASEHOLD

Freeholder: Hart Retirement Developments
Lease – 150 years from 1989
Management Company: First Port
Service charge £4,024 per annum 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 - £493.90
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

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| Age: 1989 (unverified) | Stamp Duty:* £0 at asking price |
| Council Tax Band: D EPC Rating: C | Tenure: Leasehold |
| Services – Mains electric, water & sewerage. Electric heating. | |
| Electric Meter Position: | Gas Meter Position: N/A |
| Boiler Position: N/A | Water: Included |
| Loft: N/A | Rear Garden Facing: N/A |
| Total Floor Area: Approx 47 Sqm | Square foot: |

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.
*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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