



Flat 47, Pegasus Court North Street Heavitree, Exeter, EX1 2RP

A modernised and well appointed 1 bedroom second floor retirement apartment situated in the much sought after Pegasus Retirement Complex found in the centre of Heavitree. The lounge/diner features tall uPVC double glazed windows opening out to a Juliet balcony and the property benefits from the home comforts of uPVC double glazing and electric heating. This particular apartment enjoys a picturesque outlook across the grounds of the local primary school. This is a perfect retirement home for a single person or couple seeking independent living while having the security and peace of mind that comes with this highly regarded retirement development.

Pegasus Court is conveniently situated within just a few minutes easy walking distance of Heavitree Health Practice & pharmacy, regular bus service to and from the city centre and other town and coastal destinations, Heavitree Pleasure Park with new community hub/café, and Heavitree's comprehensive shopping centre which includes a post office providing everyday business and personal banking.

Asking Price £140,000

Flat 47, Pegasus Court North Street

Heavitree, Exeter, EX1 2RP



- Private Entrance Hall
- Kitchen with Window and Open View
- Economy 7 Night Storage Heating
- Unallocated Residents' Parking & Lovely Communal Grounds
- Emergency Pull Cords
- Double Bedroom (with built-in double wardrobe)
- uPVC Double Glazing
- Lounge/Diner
- Spacious Shower Room
- Fine Views Across Local Primary School Grounds

Lounge/Diner

19'3" x 11'1" (5.88m x 3.38m)

Kitchen

6'5" x 8'0" (1.98m x 2.46m)

Bedroom 1

18'0" x 9'2" (5.51m x 2.80m)

Bathroom

7'2" x 6'5" (2.19m x 1.96m)

Service Charge £3217.26 P/A

Ground Rent From 1st October 2024 -

£399 P/A

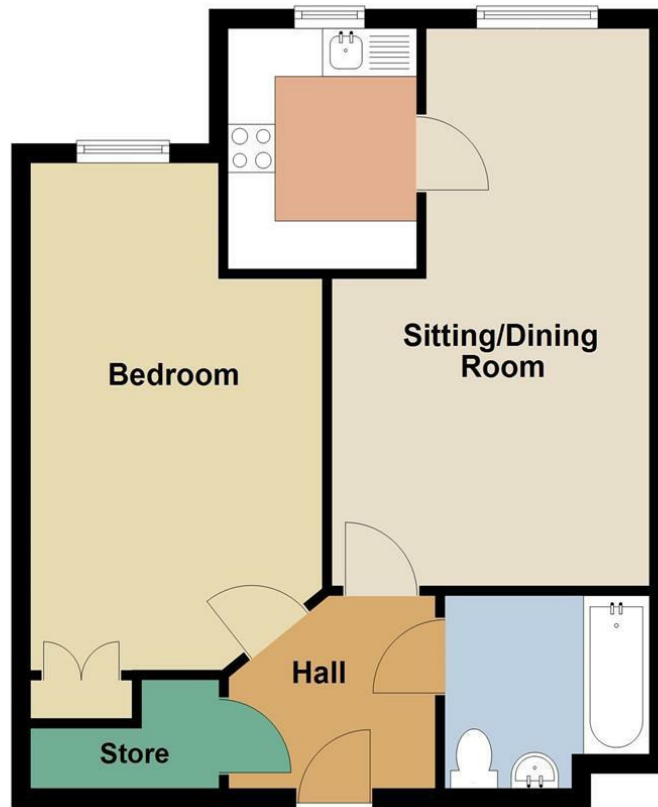
Lease -125 years from 2000



Directions



Floor Plan



Total area: approx. 48.8 sq. metres (525.0 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	78	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		