



Pegasus Court
Rochdale OL11 4EA
OFFERS INVITED IN THE REGION OF £200,000

ADAMSONS BARTON KENDAL are delighted to offer for sale, this extremely spacious and immaculately presented 2 bedroomed penthouse apartment (accessed via stairs or lift) for retired, independent people who enjoy socialising and appreciate the Pegasus lifestyle. Pegasus Court is a luxurious development for the over 50's and you can enjoy your privacy in one of the most spacious apartments within the complex, enjoying a dual aspect with 2 balconies, overlooking both the front and rear of the development. The apartment itself has 2 spacious reception rooms, a fitted kitchen, 2 double bedrooms, an en-suite shower room, a dressing room together with a second shower room and large attic storage space, accessed via a loft ladder. The kitchen and bathrooms were re-fitted in approximately 2017 and the apartment benefits from double glazed windows, electric heating (recently installed and programmable remotely) and a private garage and must be viewed to be fully appreciated. You can socialise in the relaxing atmosphere of the communal lounge or conservatory and enjoy the beautiful landscaped gardens within this luxury development

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

COMMUNAL ENTRANCE with intercom system

RECEPTION HALL

COMMUNAL LOUNGE / DINING AREA / CONSERVATORY

The Apartment

RECEPTION HALL with cloaks cupboard

LOUNGE - 6.0 x 3.5 metres reducing to 2.9 metres (19'8" x 11'5" reducing to 9'6")
A fabulous, spacious main reception room with a balcony overlooking the centre of the complex and the well maintained grounds, decorative covings to ceiling, feature fireplace with electric fire

DINING ROOM - 4.5 x 3.5 metres (14'9" x 11'5")
Double glazed doors leading out onto the balcony, decorative covings to ceiling, opening through to the kitchen

KITCHEN - 3.7 x 2.3 metres (12'1" x 7'6")
1 ½ bowl sink unit, range of modern wall and base units with complementary granite worktops, built in double oven, hob and extractor hood, integrated fridge/freezer and dishwasher, fitted microwave oven and boiling water tap



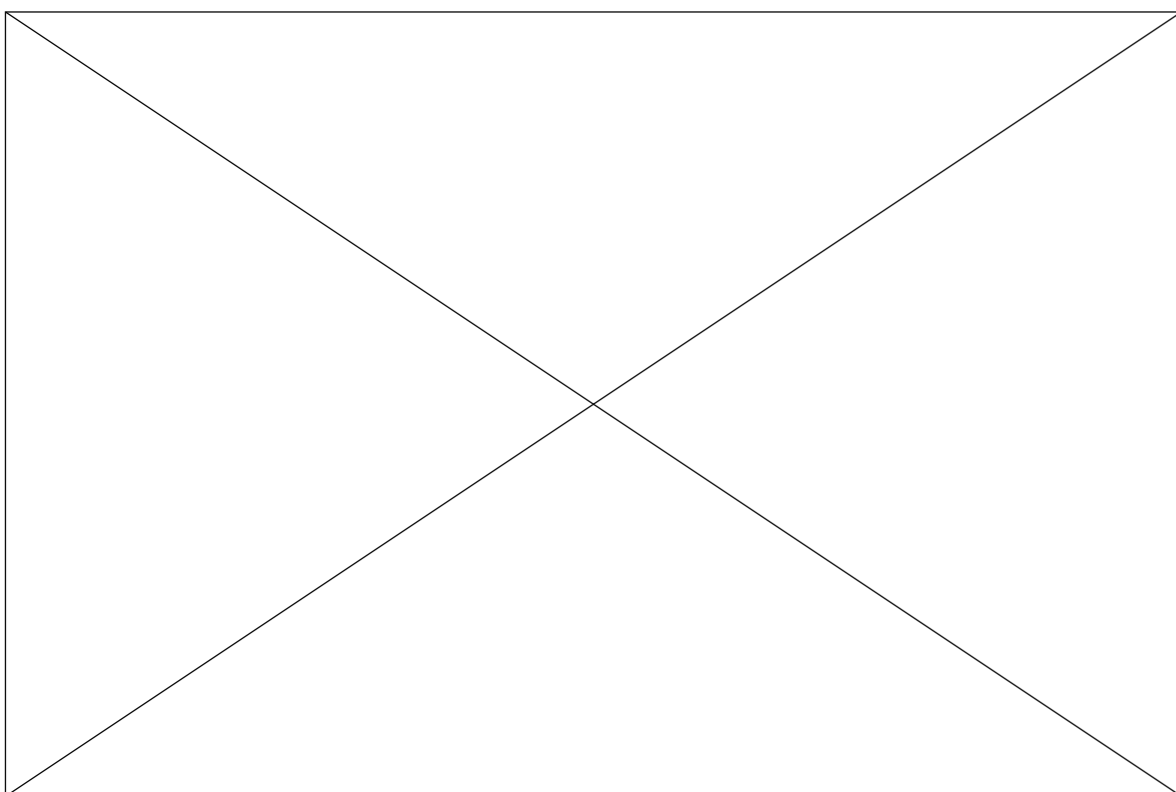
Pegasus Court, Rochdale OL11 4EA



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MASTER BEDROOM

4.7 x 3.5 metres reducing to 1.5 metres (15'5" x 11'5" reducing to 4'11")
A spacious, well presented double bedroom with fitted furniture and open through to dressing area

DRESSING ROOM - 3.5 x 2.2 metres (11'5" x 7'2")

His & Hers wardrobes

EN-SUITE SHOWER ROOM - 2.4 x 2.2 metres (7'10" x 7'2")

Shower cubicle, low level wc, wash hand basin - modern matching suite in white, tiled walls and floor, heated floor

BEDROOM TWO

4.7 x 3.4 metres reducing to 1.5 metres (15'5" x 11'1" reducing to 4'11")
A second, spacious double bedroom

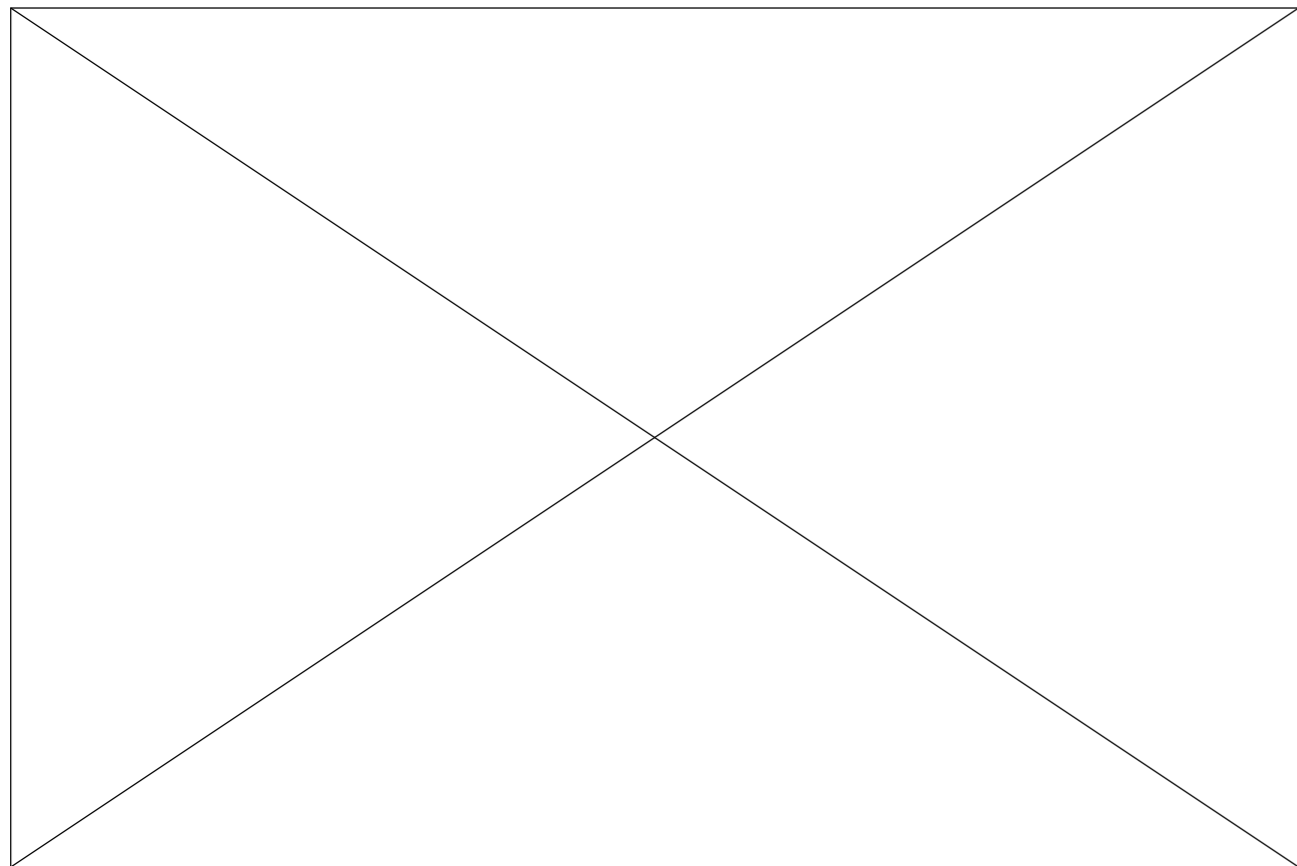
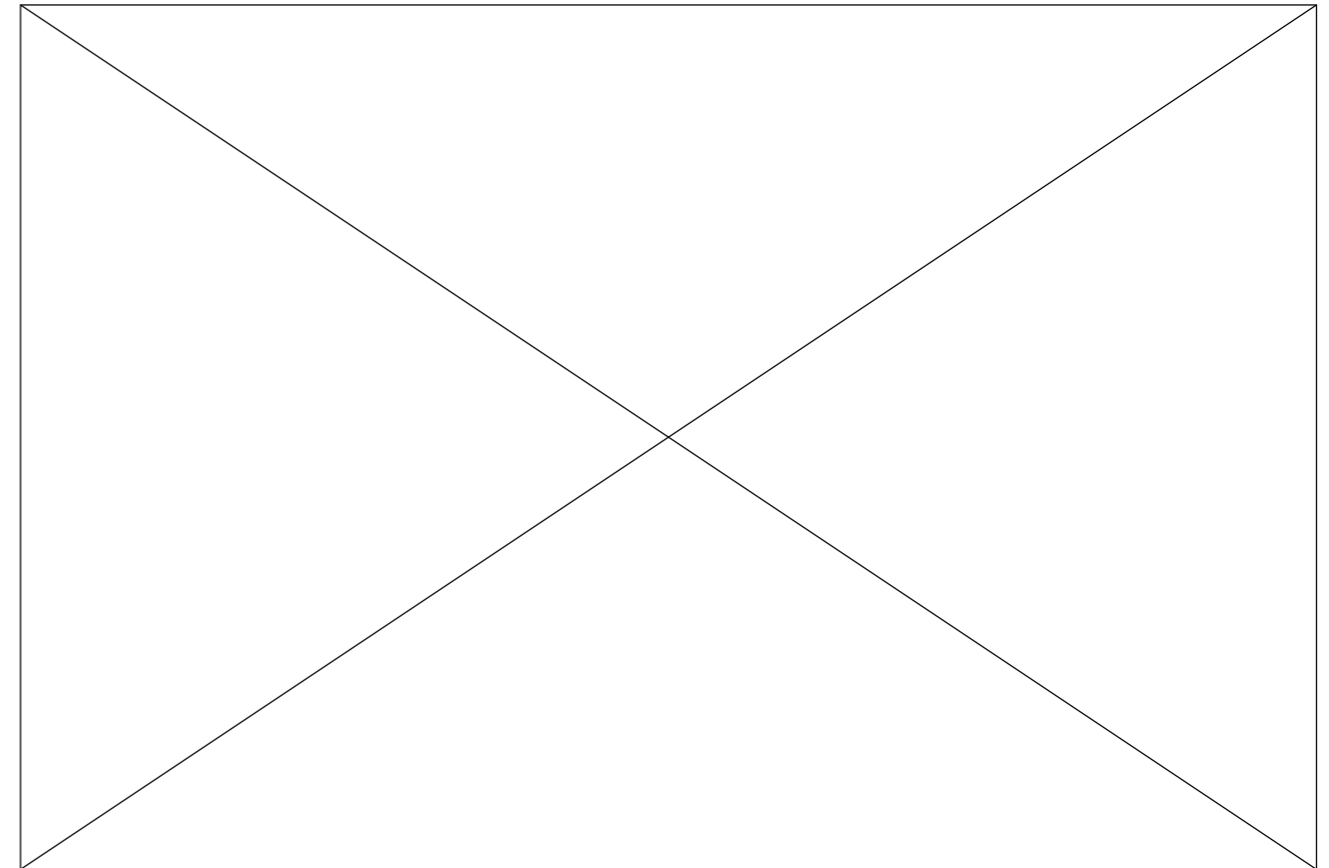
SHOWER ROOM - 2.3 x 1.1 metres (7'6" x 3'7")

Shower cubicle, low level wc, wash hand basin, tiled walls

Externally

There is a single garage with remote control up-and-over door, private car parking space and a large communal car parking area to the front of the property and beautifully maintained gardens surrounding the complex.





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Service Charge

A Service Charge is payable to cover the external maintenance, heating, lighting and furnishing of all the communal areas, including the insurance of the building and administration charges. We are advised that is currently £249 per calendar month.

Energy Performance - D

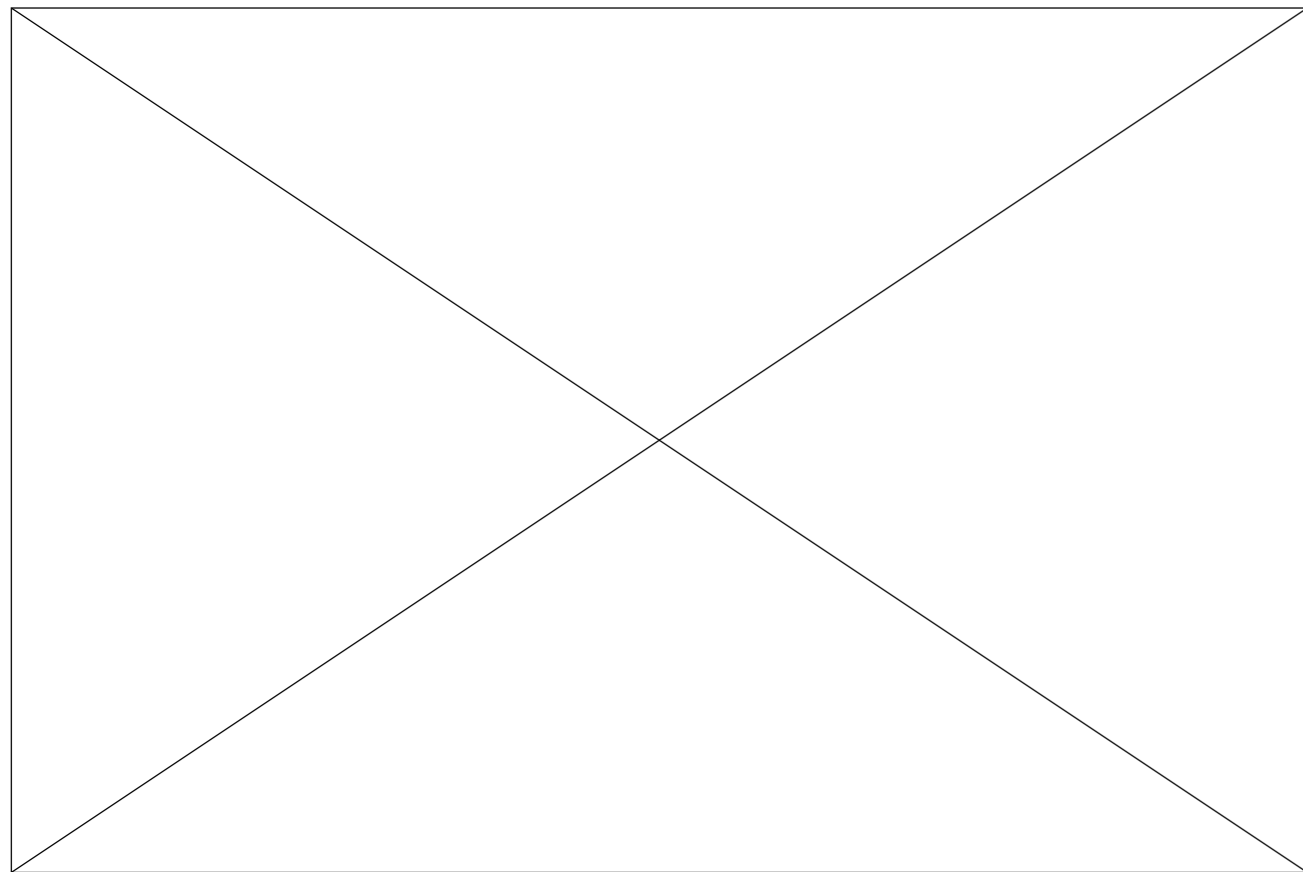
Council Tax Band - F

Tenure - To be confirmed

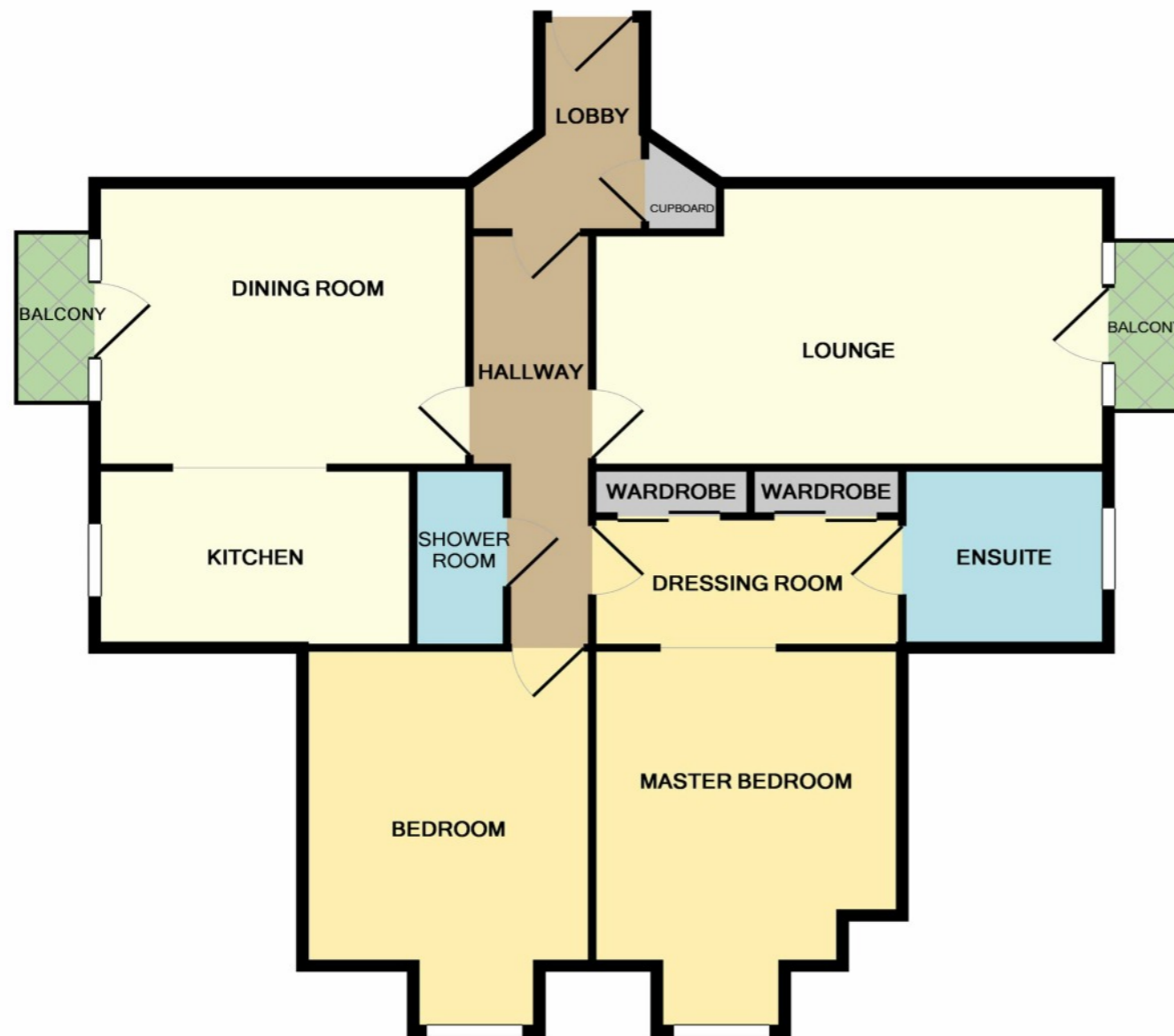
Carpets and curtains are available by separate negotiation.

Location

The property is situated on a wonderful complex of similar apartments for the over 50's, approximately ½ a mile from Rochdale Town Centre, with all the usual local amenities available nearby.



VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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