



47 Pegasus Court St. Stephens Road , Cheltenham, GL51 3GB

£295,000



A charming retirement cottage situated in this desirable development for the over 60's. Located in this sought after area just a short distance from the Bath Road amenities, Tivoli shops and town centre bus routes, and set overlooking the attractive communal gardens.

In terms of living space, we have an entrance hallway, kitchen, lounge/diner, two double bedrooms & bathroom. To the rear is an enclosed & private garden.

The property benefits from an on-site warden, full use of the communal social facilities including conservatory, laundry room and a visitor guest suite available to book. Offered with NO ONWARD CHAIN.



Entrance Hallway

Approached via front door, stairs leading to first floor, doors to kitchen, cloakroom & lounge/diner.

Cloakroom 7'3 x 2'11 (2.21m x 0.89m)

Low level wc & pedestal wash hand basin, heated towel rail.

Kitchen 10'3 x 8'1 (3.12m x 2.46m)

Upvc double glazed windows to front, sink/drain, electric double oven with separate induction hob & hood, space for appliances, partly tiled walls, power points.

Lounge 14'4 x 11'8 (4.37m x 3.56m)

Upvc double glazed sliding doors to rear, television point, electric radiator, power points.

First Floor Landing

Access to loft via hatch, doors to both rooms & bathroom.

Bedroom 1 11'11 x 9'8 (3.63m x 2.95m)

Two Upvc double glazed windows to rear, built in wardrobes, electric radiator, power points.

Bedroom 2 12'1 x 8'5 (3.68m x 2.57m)

Two Upvc double glazed windows to rear, electric radiator, power points.

Bathroom 6'7 x 5'5 (2.01m x 1.65m)

Shower cubicle, low level wc & pedestal wash hand basin, tiled walls, laid to carpet.

Outside

An enclosed courtyard garden, shed, gated rear access.

Garage

En bloc garage.

Tenure & Charges

Leasehold- 150 Year lease from 1st January 1987. Management Company- First Port Charges- Service Charge £2916.00 per annum. Ground Rent- £915.04 paid quarterly Must be over 60.

Local Authority

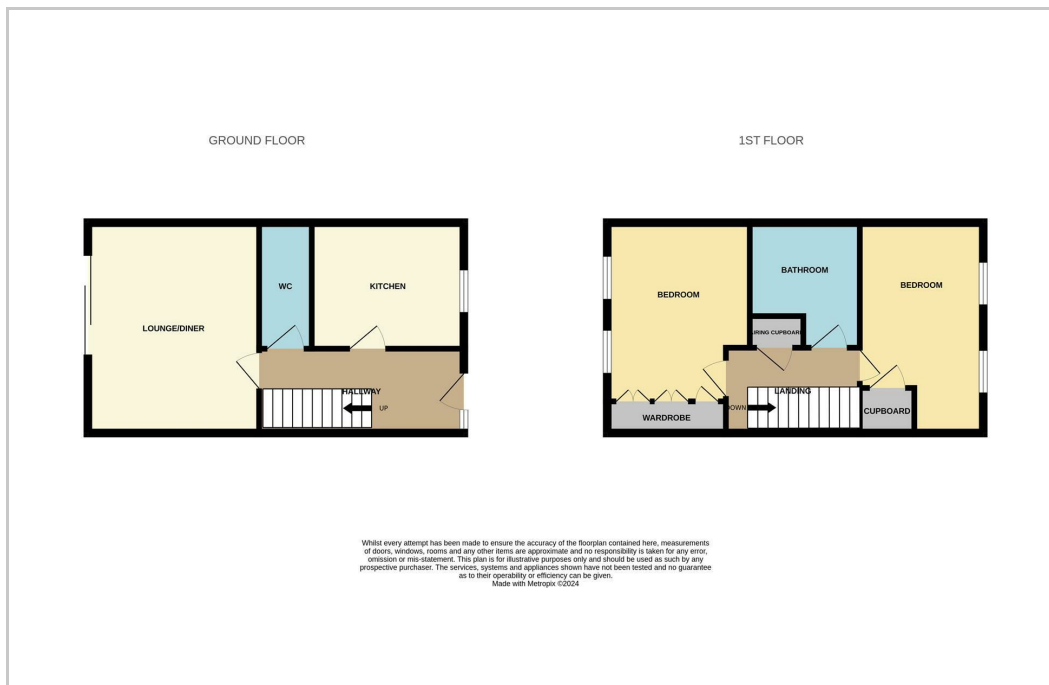
Cheltenham District Council- Band D

Services

Mains water, drainage, & electricity.

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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	

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	

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.

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