

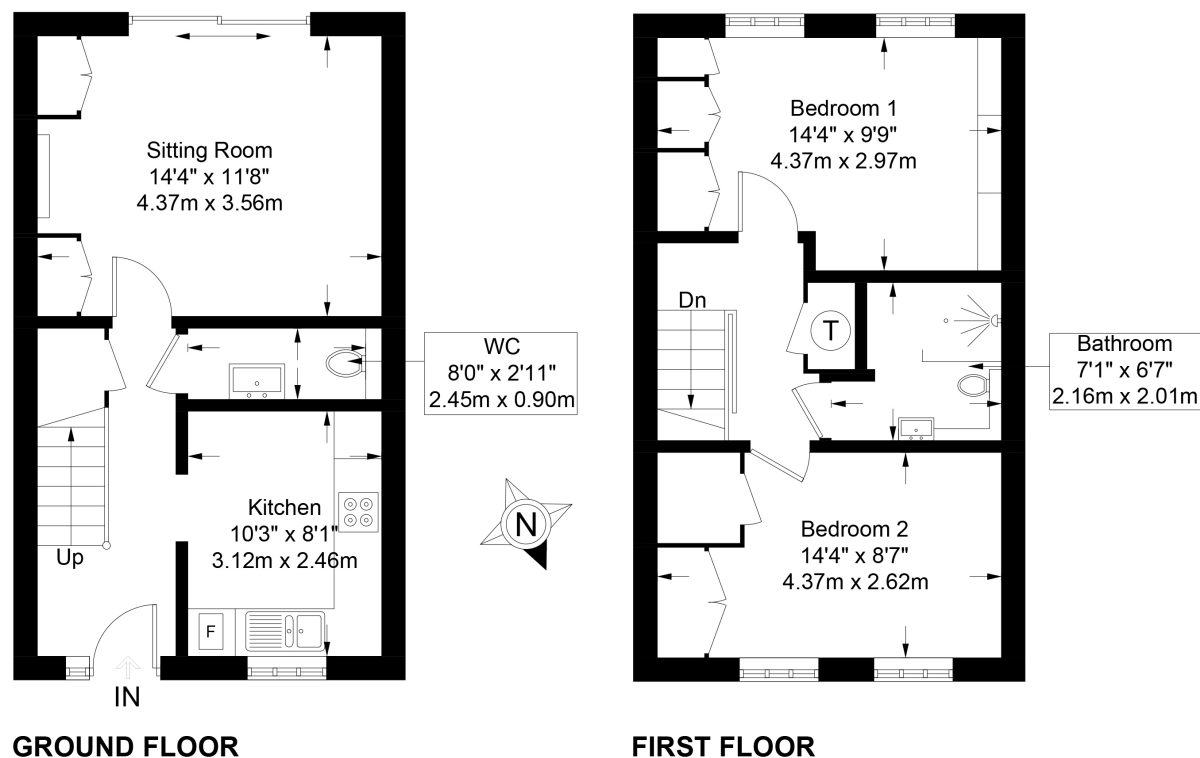
# 33 Pegasus Court,

St Stephens Road, Cheltenham, Gloucestershire GL50 3GB

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A modern purpose built retirement (over 60s) home forming part of this popular development close to most facilities. The property has been updated and modernised and comprises, entrance hall with cloakroom, fitted kitchen, sitting room, 2 bedroom, bathroom and enclosed garden.



**33 Pegasus Court, St Stephens Road, Cheltenham Gloucestershire GL50 3GB**  
Approximate Gross Internal Area 740 sq ft / 68.8 sq m

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

A well-presented retirement home (over 60s) located in a pleasant development centred on a ornamental pond and landscaped gardens with pergola. The property has been updated and modernised with modern fittings to the kitchen, cloakroom and bathroom which has been converted into a shower room. To the ground floor is a wide entrance hall, cloakroom, a modern fitted kitchen/breakfast room and a good sized sitting room with patio doors leading into a secluded private garden. Upstairs there is a landing, 2 bedrooms both with fitted wardrobes and a well-appointed modern shower room. Outside to the rear is a mature secluded private garden (c.22'x14'). Car parking is unallocated within the development.

The property features electric heating, double glazing and is being sold chain free.

Pegasus Court is a well thought of retirement development with residents having full use of the facilities within the main residential block is provided. There is a large residents' sitting room, conservatory and laundry room. A 2 bedroom guest suite can be booked if additional accommodation is required for occasional use by family or friends whilst visiting.

### Lease Details

Lease: 150 years from 1st January 1986  
Service Charge: £3,660.16 per annum.  
Ground Rent: £814.24 per annum.  
Managing Agents: First Port.

### General

Services: mains water, electricity and drainage are connected.  
NOTE: There is no mains gas in the property.  
Local Authority: Cheltenham Borough Council.  
Council Tax: Band D  
EPC: C

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