



39 Pegasus Court St. Stephens Road, Cheltenham, Gloucestershire, GL51 3GB

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**A THREE BEDROOM TOWNHOUSE SET IN WITH THE CRESCENT COURTYARD OF PEGASUS COURT A VERY POPULAR RETIREMENT DEVELOPMENT FOR THE OVER 60'S.**

Pegasus Court is a highly regarded and popular retirement development in Tivoli for the over sixty. This 3 bedroom townhouse forms part of an impressive clock tower crescent which commands an enviable position overlooking the extensive and neat communal gardens. The hall provides access through to the kitchen fitted with a host of base and wall units and integrated appliances. The sitting room has ample space to dine, and patio doors lead to the private garden. Upstairs are three bedrooms and shower room. All bedrooms have built in wardrobes. The stair lift is also included in the sale.

Outside 39 has a delightful west facing courtyard, enclosed by picket fencing and of generous size, block paved for ease of maintenance and ready for pot planting. There is also a small tool shed. The garage has power and light and conveniently positioned in a block to the rear. There is also additional visitor parking available to the side.

Pegasus Court: Full use of the facilities within the main residential block is provided. The community spirit with the development is a big draw. There is a large residents' sitting room, conservatory and laundry room. 2 guest bedroom suite can be booked if additional accommodation is required for occasional use by family or friends which to visit. The development is run by FirstPort, and the building has a live-in Property Manager.

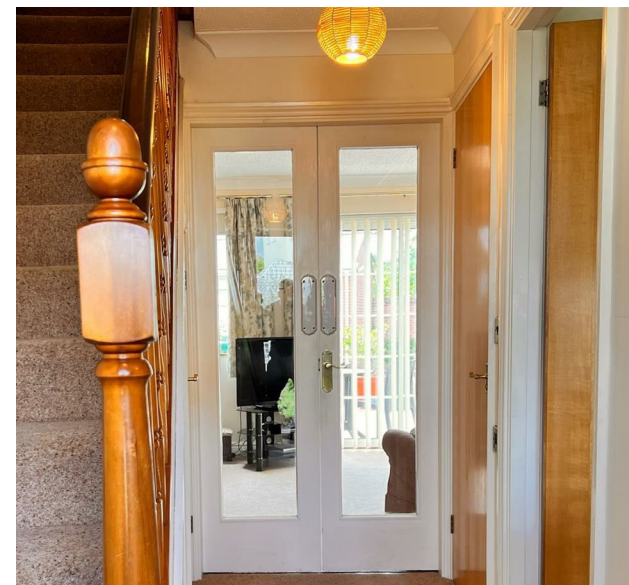
Lease: 150 years from 1 January 1986

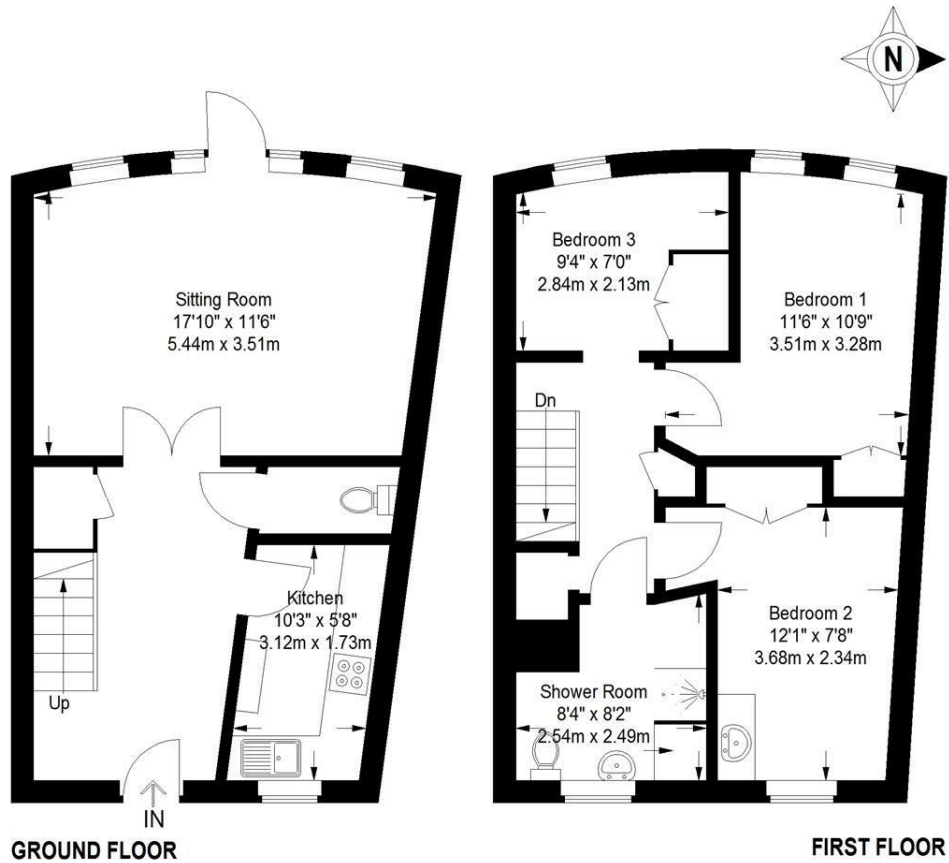
Service Charge: £2909.20 PA up to 31.12.22 - Includes water rates

Ground Rent: Can be paid annually or upon sale of property as shown in Lease

Managing Agents: FirstPort







Approximate Gross Internal Area  
 Ground Floor = 427 sq ft / 39.7 sq mt  
 First Floor = 451 sq ft / 41.9 sq mt  
 Total = 878 sq m / 81.6 sq ft



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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 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. PRN: 18110765 - Date of printing 25th January 2024

EPC: Band D  
 Rating: 63  
 Council Tax: D  
 Area: 878.00 sq ft

**readmaurice** 

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