



 1
Bedroom

 1
Bathroom





Situated in Pegasus Court, within the highly regarded over 60's retirement block, this one bedroom flat briefly comprises; double bedroom, lounge / diner, kitchen, bathroom, and balcony off the lounge/diner to the rear. The block boasts a host of amenities including lift service, well tended communal gardens, laundry room, residents lounge, a fitness suite and a visitors suite. There is communal secured parking to the rear of the block.

The flat is located right on the seafront of Weston-Super-Mare with Weston town centre nearby, additionally benefitting active bus routes and transport links.

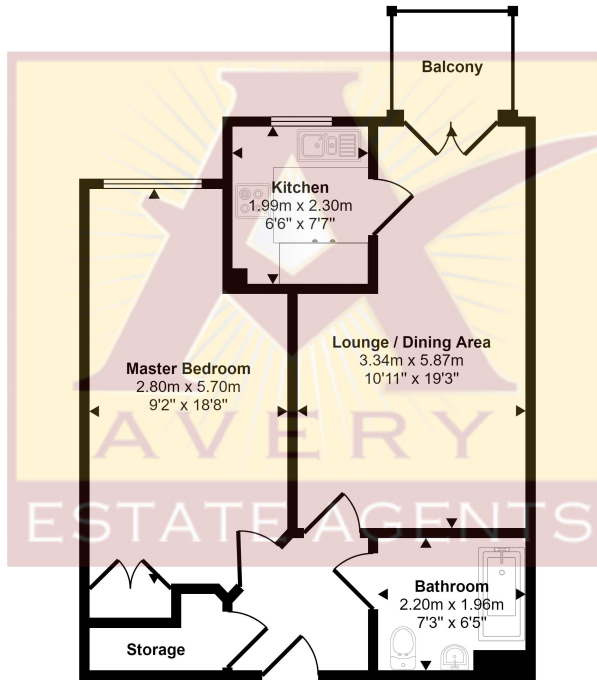
Tenure: We are advised by the owners that the property is Leasehold. The term of Lease of 125 years dated 08.09.2006 with a balance of 108 years remaining. The property can be sub let. Permission is required for pets at the property. The age restriction is 60 years and over. There is a Management Company and the monthly service charge is currently set at £204.05 included in this charge is: 24/7 alarm monitoring, weekly cleaning of all communal areas, monthly cleaning of external windows, communal electricity costs, water charges, use of laundry room, lift maintenance, ground and garden maintenance, administration costs, satellite for free sat and buildings insurance. Ground Rent cost is currently at £174.50 payable to Royal British Legion every 6 months.

NB there is no gas supply to the building and all apartments have Night Storage Heating.

- **Third Floor Retirement Flat**
- **Balcony**
- **EPC Rating B and Council Tax Band C**
- **Communal Parking**
- **Visitors Suite**
- **No Onward Chain!**



Approx Gross Internal Area
48 sq m / 521 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Pegasus Court, BS23

