

44 Pegasus Court (Exeter)

North Street, Exeter, Devon, EX1 2RP



**PRICE: Offers in Excess of
£150,000**

Lease: 125 years from 2000

Property Description:

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT Pegasus Court is a development of apartments designed for the retired and developed by Pegasus Retirement Homes plc. The Estate Manager sees to the day-to-day running of the development and can also be contacted in the event of an emergency. For periods when the Estate Manager is off-duty each property is linked to a 24 hour emergency call system. Each property includes an entrance hall, lounge, kitchen, one or two bedrooms (some of which have ensuite bathrooms) and bathroom. It is a condition of purchase that residents are over the age of 60 years. Please speak to our property consultant if you require any information regarding Event Fees that may apply to this property.

Minimum Age 60
Communal Lounge and Laundry
Guest Suite and Lift to all floors
Satellite Television (additional charges apply)
CCTV Security entrance system

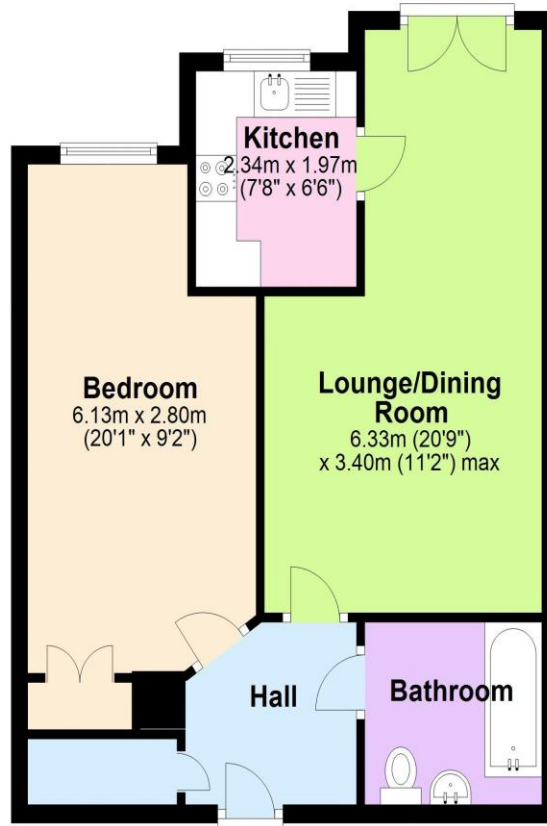
Development Manager
24 hour Emergency Appello call system
Communal car park and Gardens
Lease 125 years from 2000



**For more details or to make an appointment to view, please contact
Rachel Hazell**

Floor Plan

Approx. 49.1 sq. metres (528.1 sq. feet)



Total area: approx. 49.1 sq. metres (528.1 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	79
(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 (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	71
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

For Financial Year Ending:

31/03/2025

Annual Ground Rent:

£299.00

Ground Rent Period Review:

Next Uplift 2025

Annual Service Charge:

£3,217.28

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.