

## 26 Pegasus Court (Paignton)

Torquay Road, Paignton, Devon, TQ3 2TZ



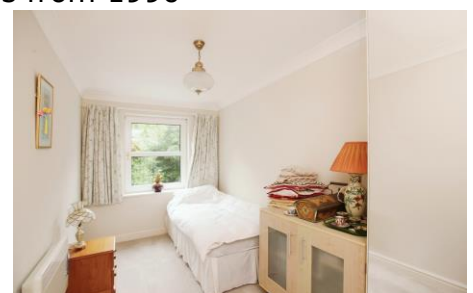
**PRICE: Offers in excess of  
£225,750**

**Lease: 150 years from 1990**

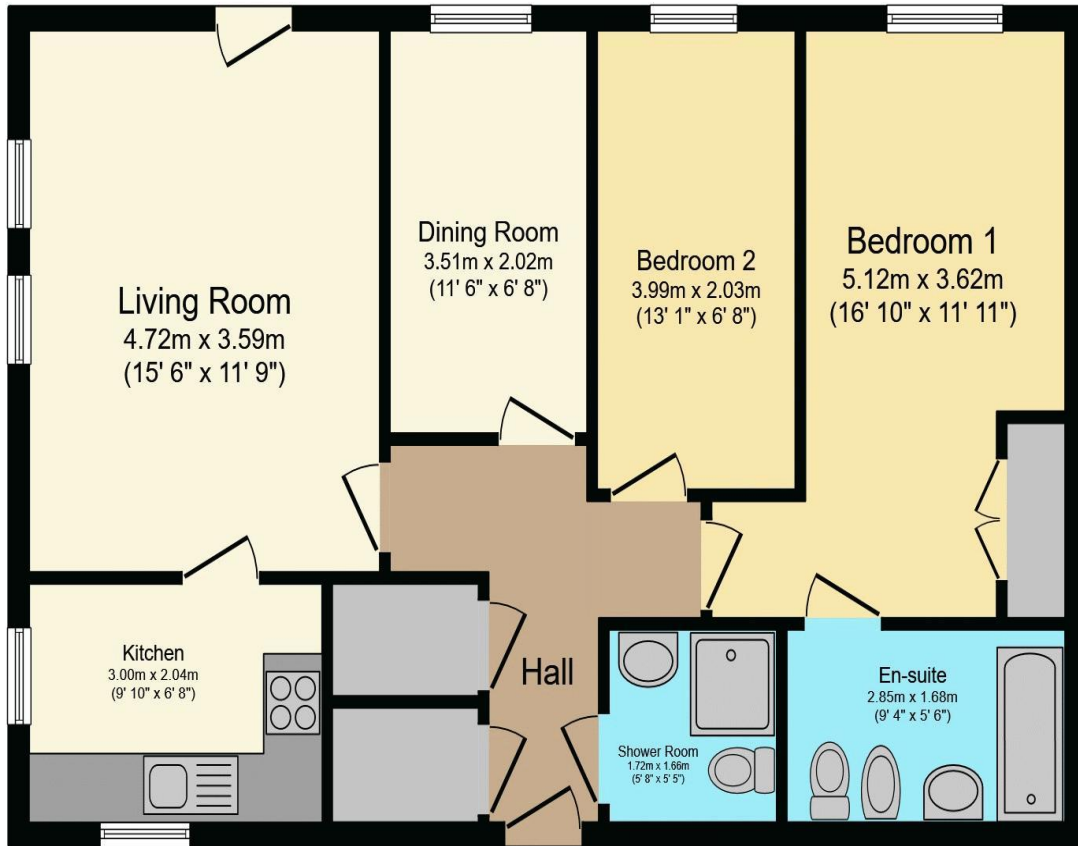
A THREE BEDROOM RETIREMENT APARTMENT ON THE SECOND FLOOR WITH EN-SUITE BATHROOM AND SEPARATE SHOWER ROOM Pegasus Court is a development of apartments designed for the retired and developed by Pegasus Retirement Homes plc. Facilities include an Estate Manager who sees to the day-to-day running of the 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, two or three bedrooms, and a select few have sea views. It is a condition of purchase that residents be over the age of 55 years. Please speak to our property consultant if you require any information regarding Event Fees that may apply to this property.

Communal Lounge with kitchen facilities  
Two Guest Suites  
Two Communal Laundry Rooms  
Cable TV (additional charges apply)  
Minimum Age 55

Restaurant facilities on certain days  
(lunchtime)  
24 hour Emergency Appello system  
Library and Rooftop observatory (with sun deck)  
Lease 150 years from 1990



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



Total floor area 73.1 m<sup>2</sup> (787 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	81	83
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

**For Financial Year Ending:**

**31/3/25**

**Annual Ground Rent:**

**£Tbc**

**Ground Rent Period Review:**

**Tbc**

**Annual Service Charge:**

**£4,042.96**

**Council Tax Band:**

**E**

**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.