

## **4 Pegasus Court (Exmouth)**

**88 Salterton Road, Exmouth, Devon, EX8 2NN**



**PRICE: Offers in Excess of  
£120,000**

**Lease: 125 years from 2009**

### **Property Description:**

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR Pegasus Court is a development of retirement apartments constructed by Pegasus Retirement Homes Ltd. The facilities at Pegasus Court include a Development 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 Development Manager is off-duty each property is linked to a 24 hour emergency call system. Each property benefits from accommodation that includes an Entrance Hall, Lounge, Kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over 60 years of age and in the event of a couple one must be over 60 and the other over 55. Please speak to our property consultant if you require any information regarding Event Fees that may apply to this property.

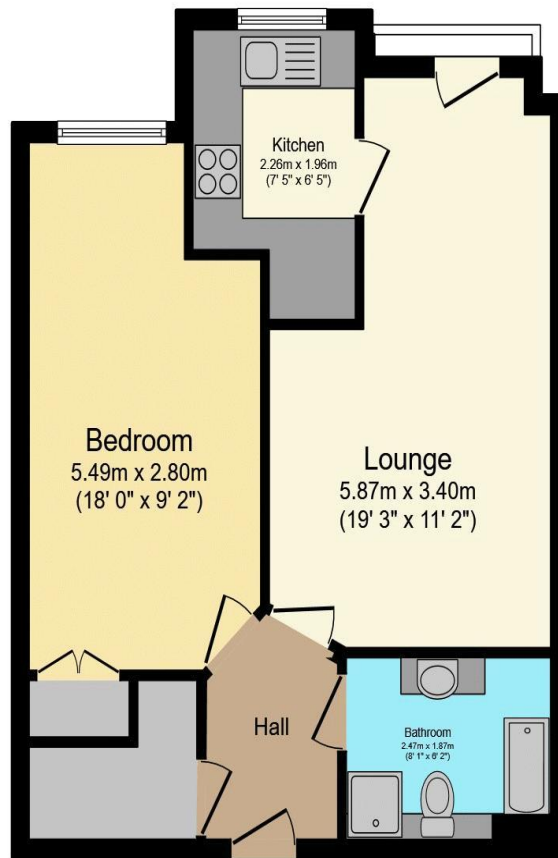
Owners' Lounge  
Communal Laundry  
Lift to all floors  
Guest Suite  
Minimum Age 60

Estate Manager  
24 hour Emergency Appello call system

Lease 125 years from 2009

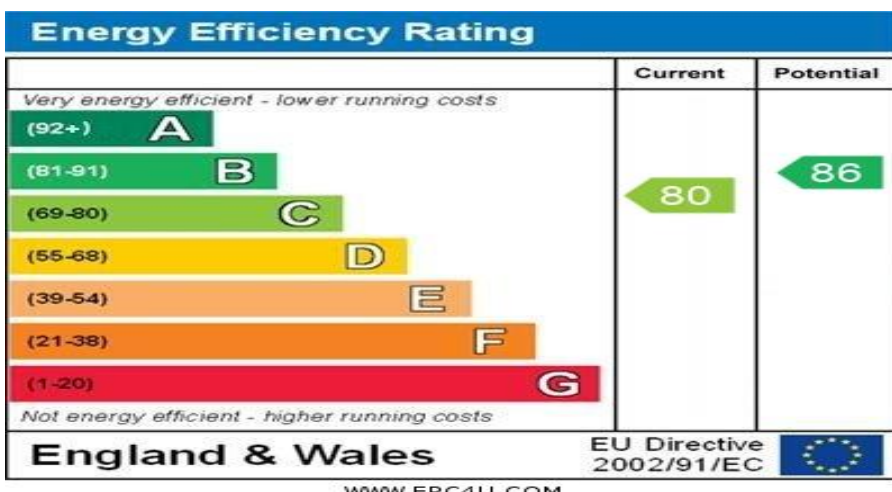


**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 48.9 m<sup>2</sup> (526 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).  
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**For Financial Year Ending:**

**31/03/2025**

**Annual Ground Rent:**

**£TBC**

**Ground Rent Period Review:**

**TBC**

**Annual Service Charge:**

**£3654.36**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer  
1% Contingency**

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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.