

45 Pegasus Court (Exeter)

North Street, Exeter, Devon, EX1 2RP



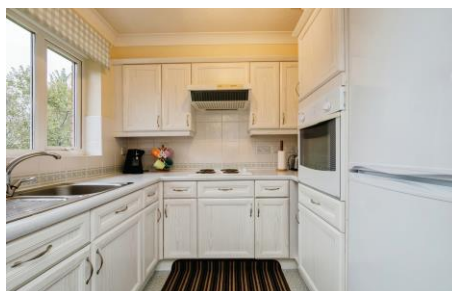
**PRICE: Offers in Excess of
£145,000**

Lease: 125 years from 2000

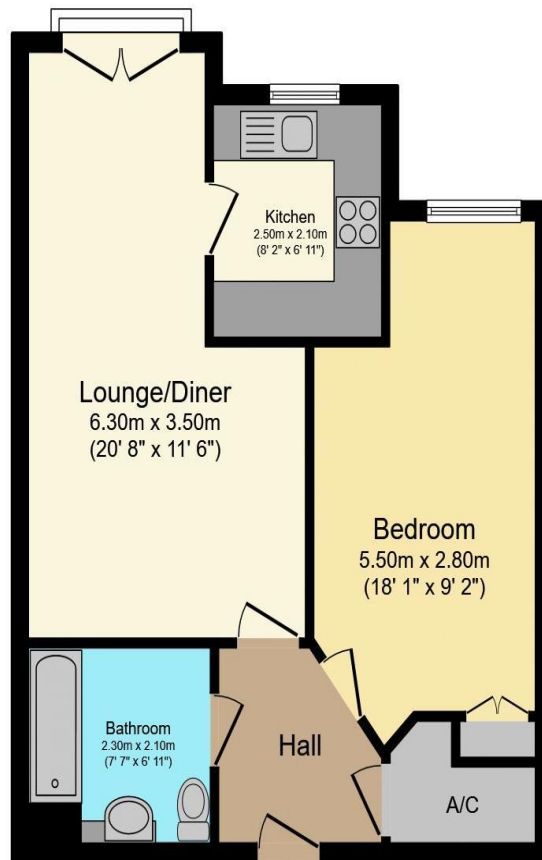
A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH JUILETTE BALCONY
Pegasus Court is a development of apartments designed for the retired and developed by Pegasus Retirement Homes plc. The Estate Manager sees to the day-to-day running of the development and can also be contacted in the event of an emergency. For periods when the Estate Manager is off-duty each property is linked to a 24 hour emergency call system. The property includes an entrance hall, lounge, kitchen, one bedroom and bathroom. It is a condition of purchase that residents are over the age of 60 years.

Communal Lounge
Communal Laundry
Lift to all floors
Satellite Television (additional charges apply)
Lease - 125 years from 2000

24 hour Emergency Appello system
Guest Suite
Communal car park and Gardens
Located close to local amenities

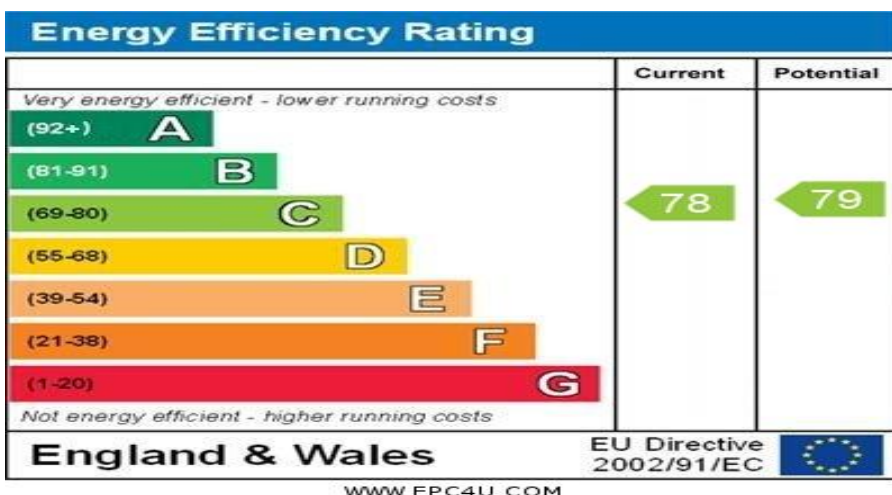


**For more details or to make an appointment to view, please contact
Rachel Hazell**



Total floor area 49.6 m² (534 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:

31/3/26

Annual Ground Rent:

£299.00

Ground Rent Period Review:

2025

Annual Service Charge:

£3,647.10

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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Retirement Homesearch Limited, Registered Office:
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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.