

RETIREMENT

HOMESEARCH

Britain's Number One
Retirement Property Specialist

45 Cedar Lodge (Hartford Court/Pegasus Court)



PRICE: £150,000

Lease: 150 years from 1987

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR WITH COMMUNAL STAIR LIFT

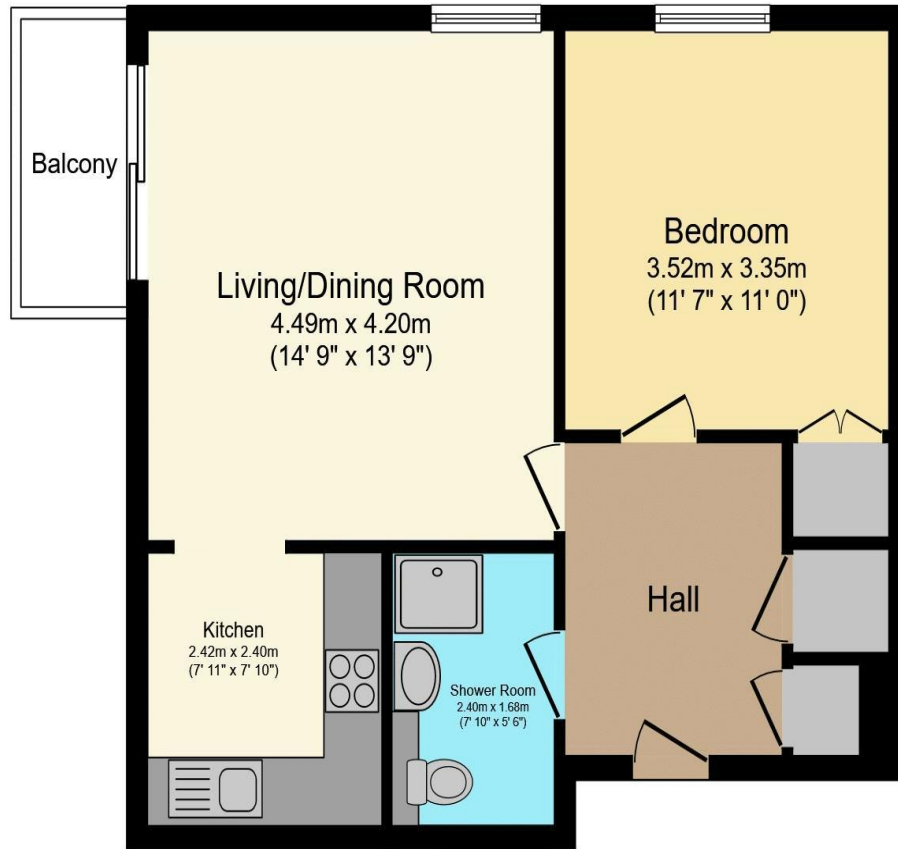
egasus Court is a development of bungalows, houses and apartments designed for the retired. Developed by Pegasus Retirement Homes Limited, Pegasus Court has a Administrator who sees to the day-to-day running of the development and can also be contacted in the event of an emergency. For periods when the Administrator 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. Some of the apartments also have a balcony. Please speak to your Property Consultant if you require information regarding Events Fee that may apply to this property.

- Communal Stair Lift
- Minimum Age 55
- Communal Laundry facilities
- Guest Suite and a Lift to all floors
- Communal car park and gardens
- Security door entry system
- 24 hour Emergency Appello call system
- Residents' lounge and Conservatory
- Lease 150 years from 1987



**For more details or to make an appointment to view, please contact
Millie & Carla**

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Total floor area 54.4 sq.m. (586 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		57	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

December 2024

Annual Ground Rent:

£Nil.

Ground Rent Period Review:

Nil.

Annual Service Charge:

£3365.44

Council Tax Band:

C

Event Fees:

1% Transfer

0% Contingency

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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.