

32 Pegasus Court (Shirley)

29-47 Union Road, Solihull, West Midlands, B90 3BU



PRICE: £120,000

Lease: 125 years from 2006

Property Description:

A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

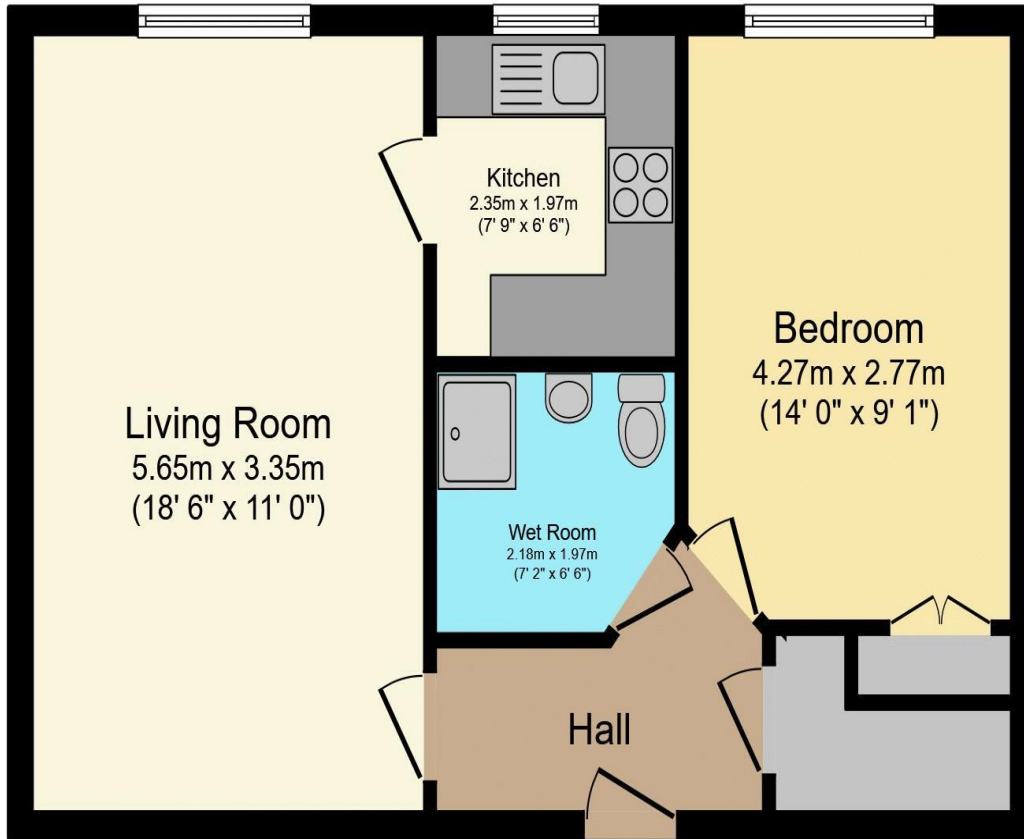
Pegasus Court is a development of 39 retirement apartments developed by Pegasus Retirement Homes plc. The facilities at Pegasus Court include an Estate Manager who sees to the day-to-day running of the development and can also be contacted in the event of an emergency. For periods when the Estate Manager is off-duty each property is linked to a 24 hour emergency call system. Each property benefits from accommodation that includes an Entrance Hall, Lounge, Kitchen, one or two bedrooms and bathroom. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Owners Lounge with kitchen, library area and fitness suite
Minimum Age 60
Security camera and CCTV system
Guest suite and Communal Laundry facilities

Estate Manager and a Lift to all floors
24 hour Emergency Appello call system
Battery charge facility for mobility scooters
Lease 125 years from 2006



**For more details or to make an appointment to view, please contact
Charlotte Harvey**



Total floor area 47.4 m² (510 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+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 83 | 85 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| www.EPC4U.COM | | | |

For Financial Year Ending:

31/3/25

Annual Ground Rent:

£399.00

Ground Rent Period Review:

2030

Annual Service Charge:

£3,436.96

Council Tax Band:

C

Event Fees:

1% Transfer

1% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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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.