

RETIREMENT

HOMESEARCH

24 Pegasus Court (Mkt Harborough)

Leicester Road, Market Harborough, Leicestershire, LE16 7AP

Britain's Number One
Retirement Property Specialist



PRICE: £135,000

Lease: 125 years from 2007

Property Description:

DESIREABLE SOUTH/EAST FACING ONE BEDROOM APARTMENT CONVENIENTLY LOCATED WITHIN CLOSE WALKING DISTANCE OF THE LOCAL SHOPS. OFFERED FOR SALE WITH NO CHAIN. Nearby is the canal basin, Hospital and town centre with a variety of local shops and restaurants. A bus stop close by offer a route into Leicester. Pegasus Court is a development of 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. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that we may apply to this property.

Furnished communal lounge, kitchen & Fitness Suite
Laundry room: washing, drying, ironing facilities
Visitors suite and Lift to all floors
Security door entry & Camera system

Estate Manager
24 hour Emergency Appello call system
Minimum Age 55
Lease 125 years from 2007
Car Park and Gardens



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

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Total floor area 46.5 m² (500 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		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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For Financial Year Ending:

31/03/2026

Annual Ground Rent:

£717.37

Ground Rent Period Review:

2032

Annual Service Charge:

£4141.32

Council Tax Band:

B

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.