

## **39 Pegasus Court (Shirley)**

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



**PRICE: £180,000**

**Lease: 125 years from 2005**

### **Property Description:**

A TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT OFFERED FOR SALE IN EXCELLENT CONDITION BENEFITING FROM LOVELY GARDEN VIEWS ON THE SUNNY SIDE OF THE DEVELOPMENT. OFFERED FOR SALE WITH NO CHAIN. 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 2005

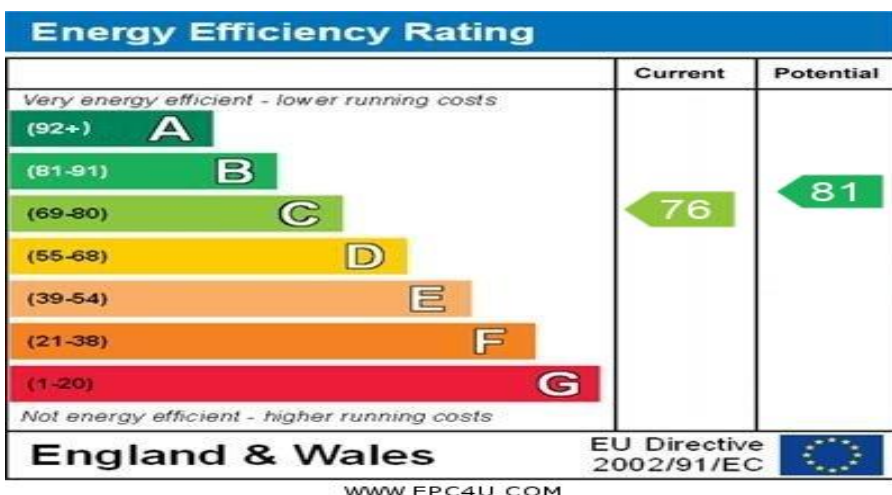


**For more details or to make an appointment to view, please contact  
Charlotte Harvey MNAEA**



Total floor area 82.0 m<sup>2</sup> (883 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:**

**31/03/2026**

**Annual Ground Rent:**

**£489.00**

**Ground Rent Period Review:**

**2030**

**Annual Service Charge:**

**£4921.60**

**Council Tax Band:**

**D**

**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.