

**28 Pegasus Court (Acton)**

**Horn Lane, Acton, London, W3 6PT**



**PRICE: £200,000**

**Lease: 125 years from 2004**

**Property Description:**

**A ONE BEDROOM RETIREMENT PROPERTY LOCATED ON THE SECOND FLOOR**

Pegasus Court is a development of retirement apartments constructed by Pegasus Retirement Homes LtdPlc. 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. This development is for independent active living. There are no care-related services available. AGENTS NOTE We understand that subject to a Deed of Variation the minimum age could be reduced to 60 years

- ❖ Owners' Lounge
- ❖ Communal Laundry & Guest Suite
- ❖ Minimum Age 65
- ❖ Security camera on main entrance and gated car parking
- ❖ Communal Landscaped Gardens
- ❖ Estate Manager and a lift to all floors
- ❖ 24 hour Emergency Appello call system
- ❖ Fitness Room & Craft Room
- ❖ Lease: 125 years from 2004

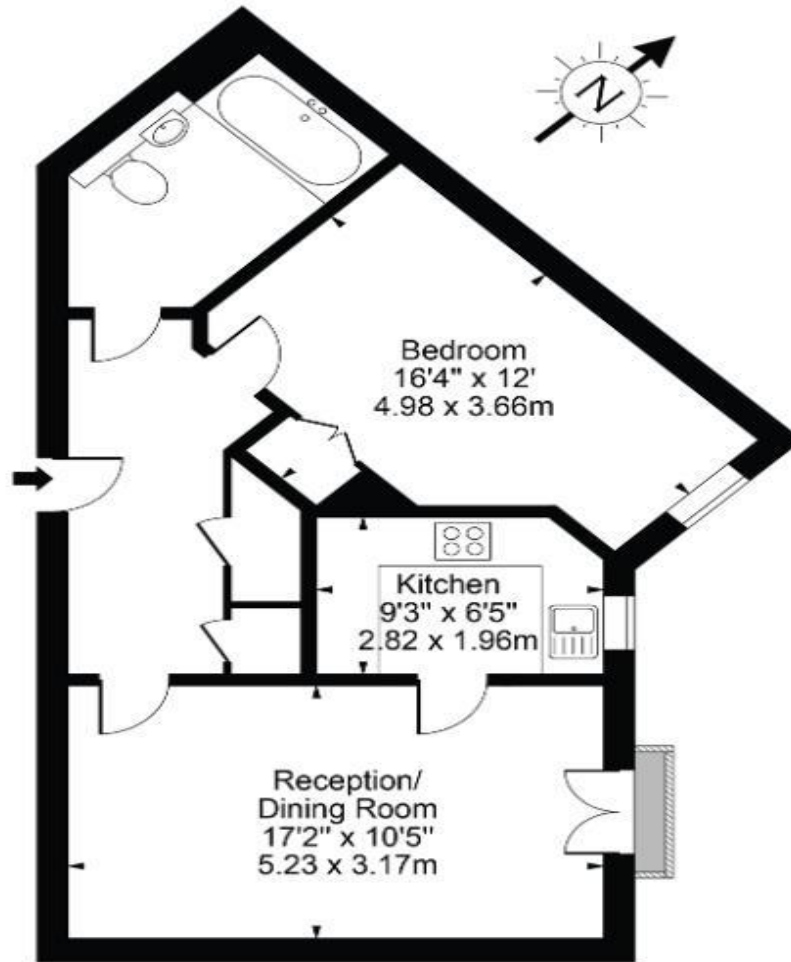


**For more details or to make an appointment to view, please contact  
Mandy Bolwell**

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**RETIREMENT**  
**HOMESEARCH**

Approx. Gross Internal Area 584 Sq Ft - 54.26 Sq M



**Second Floor**

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/03/25**

**Annual Ground Rent:**

**£359.00**

**Ground Rent Period Review:**

**TBC**

**Annual Service Charge:**

**£3697.40**

**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.