

3 Pegasus Court (Winchmore Hill)

890 Green Lanes, Winchmore Hill, London, N21 2RW



PRICE: £160,000

Lease: 125 years from 2003

Property Description:

A ONE BEDROOM APARTMENT LOCATED ON THE GROUND FLOOR OF THIS RETIREMENT DEVELOPMENT WITH PATIO DOOR. Pegasus Court is a new 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. Each property benefits from accommodation that includes an Entrance Hall, Lounge, Kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property. DRAFT DETAILS

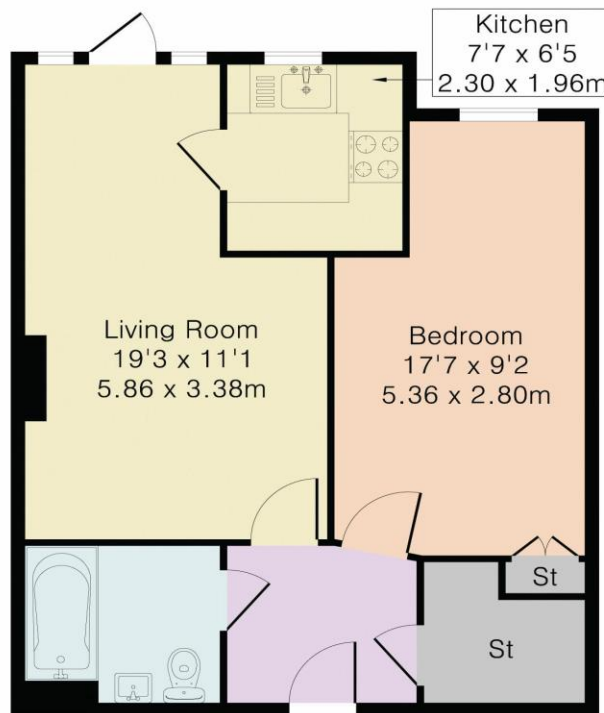
Owners' Lounge with kitchen and library
Communal Laundry and Lift to all floors
Guest Room with en-suite shower room
Communal landscaped gardens
Minimum Age 60

Estate Manager
24 hour Emergency Careline system
Communal car park with electronic gates
Lease 125 years from 2003



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

Approximate Gross Internal Area 516 sq ft – 48 sq m



Ground Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31/03/2026

Annual Ground Rent:

£359.00

Ground Rent Period Review:

2028

Annual Service Charge:

£4,332.44

Council Tax Band:

C

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.