

DANEHURST

— ESTATE AGENTS —



58 LANSDOWNE ROAD, BOURNEMOUTH, BH1 1RH

Guide Price £125,000



This beautifully presented, modern one-bedroom apartment is located on the third floor of the highly sought-after Pegasus Court, a prestigious and award-winning development designed exclusively for residents aged 55 and over.

The apartment is bright and welcoming throughout, featuring a spacious entrance hall with two useful storage cupboards, a well proportioned lounge, a generous double bedroom with fitted wardrobes, a modern fitted bathroom, and a contemporary kitchen with integrated appliances including an oven, microwave, hob, and fridge/freezer.

Pegasus Court has been designed with safety, comfort, and community in mind. The apartment features an emergency Careline system monitored by the on-site House Manager during the day (five days per week) and by the 24-hour Careline team all year round. A secure entry system and advanced fire and smoke detection throughout both the apartment and communal areas ensure complete peace of mind.

Residents benefit from an impressive range of facilities, including a residents' lounge and conservatory with terrace, a function room, wellness suite with swimming pool and Jacuzzi, laundry room, weekly hairdressing appointments, and a guest suite for visiting family and friends. The development also enjoys beautifully maintained communal gardens, residents' parking (first come, first served), and a lift serving all floors. A vibrant social calendar with games afternoons and exercise classes fosters a friendly and welcoming atmosphere.

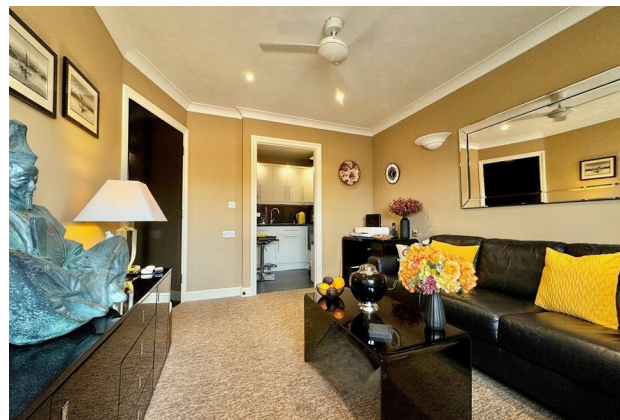
Service Charge (Year Ending 31st December 2025): £4,436.32 per annum.

Ground Rent: Not collected if transfer fee paid on completion of the sale by the owner

Council Tax: Band D

Lease: 116 years remaining.

A Transfer Fee maybe due on the sale of any apartment at Pegasus Court by the seller and varies between 1.5% and 5% of the sale price of the Property depending on how long the property is owned and if ground rent is paid.



- One Bedroom Retirement Flat
- Over 55's
- Present In Excellent Order
- Third Floor
- 24 hour careline system for safety and security
- Communal laundry
- Owners Lounge with library area and conservatory
- Heated swimming pool with Jacuzzi
- House manager available 5 days a week

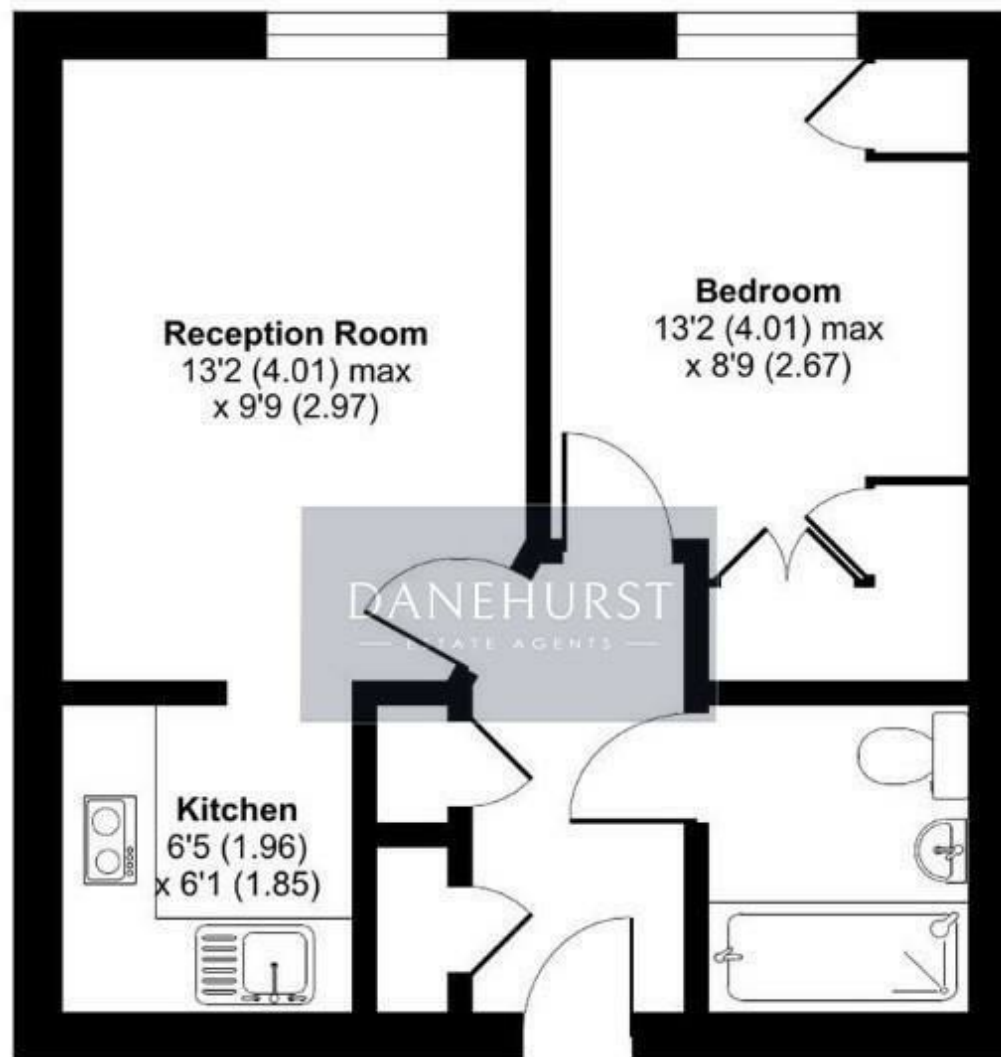




Location

Pegasus Court is ideally located on Lansdowne Road, close to Bournemouth town centre and its shops, cafés, and award-winning beaches. Bournemouth train station is less than a mile away, offering direct links to London and beyond, with regular local bus services nearby. Meyrick Park provides green open space within walking distance, while Charminster and Westbourne offer a range of independent shops and restaurants. The location combines convenience, coastal living, and excellent transport connections.

Approximate Area = 386 sq ft / 35.9 sq m
For identification only - Not to scale



THIRD FLOOR





DANEHURST
— ESTATE AGENTS —

01202 289000

www.danehurstea.co.uk