



Pegasus Lodge 345 New Road  
, Ferndown, BH22 8EJ

Asking price £210,000





**Pegasus Lodge 345 New Road**  
**, Ferndown, BH22 8EJ**

NO ONWARD CHAIN – SAFE AND WELCOMING  
GROUND-FLOOR RETIREMENT APARTMENT

Located in the heart of FERNDOWN, PEGASUS LODGE offers the perfect combination of SECURITY, CONVENIENCE, and COMMUNITY. This TWO-BEDROOM , TWO-BATHROOM GROUND-FLOOR APARTMENT is thoughtfully designed with COMFORT and EASE in mind, ensuring a fulfilling lifestyle for retirees.

Providing everything needed for SAFE, INDEPENDENT LIVING, with the added benefit of a VIBRANT SOCIAL COMMUNITY, this charming home is ideal for those seeking a welcoming and supportive environment. Community Living at Its Best:

- Social Opportunities – Meet neighbours and build connections in the communal lounge, conservatory and library.
- Beautiful Surroundings – Well-maintained communal gardens with a sunny aspect offer a tranquil space to relax.
- Convenient Parking – Reserved spaces for residents and visitors ensure hassle-free access for you and your guests.

Accessibility:

- Lift Access to All Areas – Ensuring ease of movement throughout the building.

Property Highlights:

- Two Spacious Double Bedrooms – The main bedroom includes built-in storage, a walk-through lobby, and an en-suite bathroom. The second bedroom is versatile, ideal for guests, a hobby room, or even a dining space.
- Bright Lounge/Dining Room – A light and airy room with double-glazed doors opening to a private patio, perfect for enjoying a quiet moment outdoors.
- Well-Equipped Kitchen – Conveniently accessible from the lounge, it features integrated appliances, ample worktop space, and a double-glazed window.
- Two Bathrooms – An en-suite with a bath and a separate shower room provide flexibility and convenience.

101 years remaining on lease  
annual service charge £4475  
ground rent £340

Lounge: 17' 7" x 11' 7" (5.36m x 3.53m)

Kitchen: 9' 7" x 7' 11" (2.92m x 2.41m)

Bedroom 1: 16' 5" x 9' 5" (5.00m x 2.87m)

Bedroom 2: 12' 2" x 9' 5" (3.71m x 2.87m)







lounge  
17'7" x 11'6" (5.36 x 3.53)

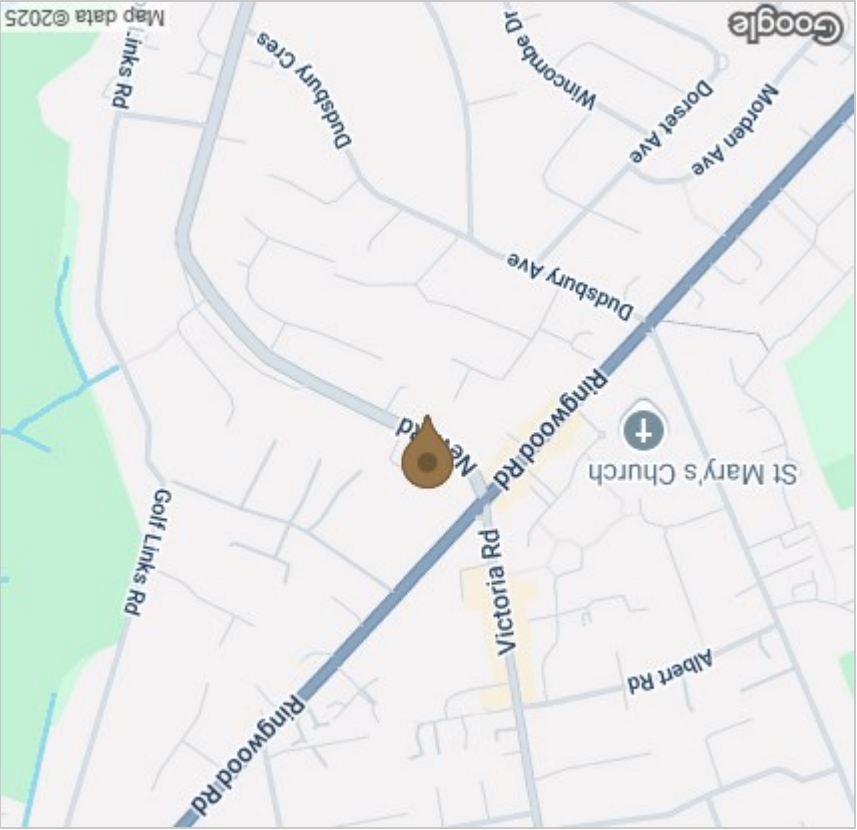
kitchen  
9'6" x 7'10" (2.92 x 2.41)

bedroom 1  
16'4" x 9'4" (5.0 x 2.87)

bedroom 2  
12'2" x 9'4" (3.71 x 2.87)



Area Map



Viewing

Please contact our StQ Property Group Office on 0120287123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	71
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
		Potential
		74