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PEGASUS LODGE
FERNDOWN, BH22 8EJ



GUIDE PRICE £200,000

A well-proportioned and beautifully presented TWO DOUBLE BEDROOM, TWO BATHROOM purpose built RETIREMENT FLAT (55 years and over) which enjoys a fantastic location in CENTRAL FERNDOWN. The property is offered for sale with NO FORWARD CHAIN.

The apartment is located on the first floor of the ever popular Pegasus Lodge and can be accessed via a lift or stairs. The apartment is extremely spacious with a long entrance hall and doors leading to all rooms.

Due to the tasteful, neutral decoration throughout there is an excellent first impression that the apartment has been enjoyed and well looked after by the current owner. Towards the rear of the apartment is an exceptionally light and bright double aspect living room which enjoys views to the front aspect of the building down Victoria Road towards Ferndown Town Centre.

Adjacent to the living room is a well-appointed kitchen which has been fully fitted with a range of wall and base units with roll edge work surfaces over, the kitchen has been fitted to include an electric fan assisted oven, four ring electric hob with matching extractor over, a in-built fridge freezer and washing machine. In addition to the living accommodation there are two very generous double bedrooms.

The impressively spacious master bedroom benefits from a range of fitted wardrobes and a well-appointed en-suite bathroom with full bath and shower over along with a low-level WC. Bedroom two is also a very generous sized double bedroom which has a pleasant outlook and is also served by an additional shower room towards the front of the apartment.

Outside the property you can find restricted residents car parking which will need to be applied for as well as range of further visitor's car parking spaces.

There are beautifully well maintained, communal grounds to enjoy sat outside in the summer as well as having a delightful communal lounge. Pegasus Lodge is a purpose built block for the over 55's which also benefits from having a security entrance phone system and a part-time House Manager. When the House Manager is unavailable the apartments also have a 24 hour care line.

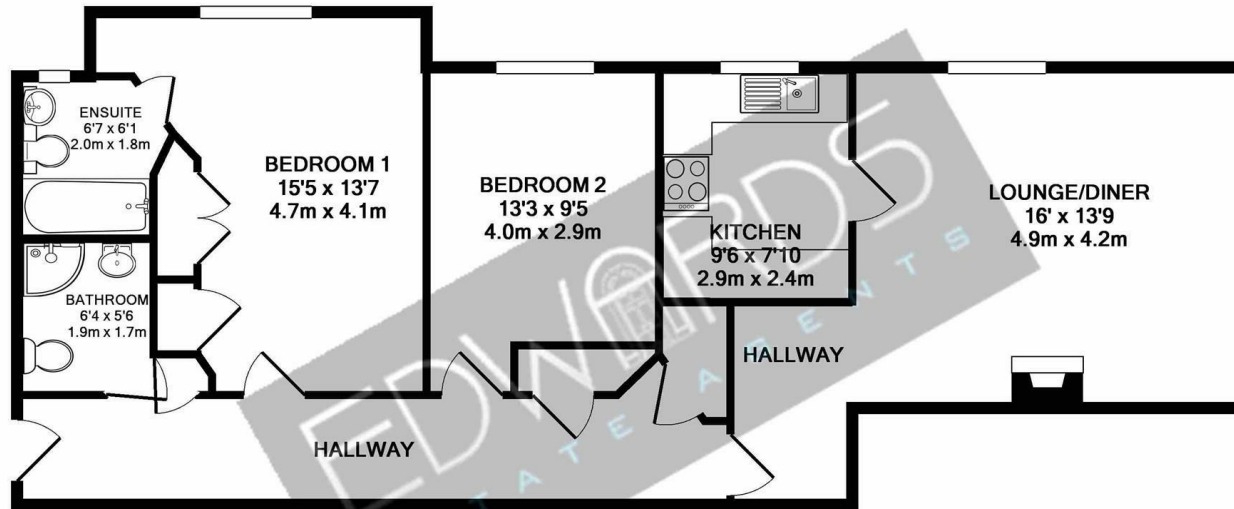
Leasehold is 125 years from 2000 and service charge approximately £1,831 per 6 months plus Ground Rent of £174.50 per 6 months

EPC Rating: C

Council Tax Band: E



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TOTAL APPROX. FLOOR AREA 844 SQ.FT. (78.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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