



Connells

Pegasus Court Leicester Road
Market Harborough

Pegasus Court Leicester Road Market Harborough LE16 7AP

for sale offers in excess of
£210,000



Property Description

The perfect Retirement Plan! This desirable second floor situated in the sought after Pegasus Court complex, this two bedroom apartment boasts a well presented interior, generous proportions and a fantastic town centre location, offering the perfect retirement setting.

The apartment is accessed through a secure front door leading into the communal hall area with access to the residents lounge and a lift takes you up to the second floor where the apartment is located.

Pegasus Court offers attractively landscaped communal gardens offering the perfect place to sit out and enjoy time with visiting friends, family and other residents.

Service charges: £94.44 per week

Ground Rent : £779 per annum

Coffee Mornings every week

Sherry Tipple night on lastThursday morning of every month

Entrance Hall

Irregular Shaped Room x (x)

Entrance hall with two storage cupboards and airing cupboard.

Living/Dining Room

25' 10" x 11' 10" (7.87m x 3.61m)

Well appointed living/dining room featuring an electric feature fireplace, fitted carpets and a

Juliette balcony to the front elevation.

Kitchen

7' 7" x 6' 7" (2.31m x 2.01m)

Modern fitted kitchen fitted with a range of eye and base level units, roll top work surfaces, stainless sink with draining board and tiled splashbacks. Integrated appliances include a four ring electric hob with extractor over, oven, microwave and a fridge/freezer.

Bedroom One

13' 9" x 9' 9" (4.19m x 2.97m)

Main bedroom with fitted wardrobes and window to front elevation.

Bedroom Two

15' x 9' 9" (4.57m x 2.97m)

Double bedroom with fitted wardrobe and window to front elevation.

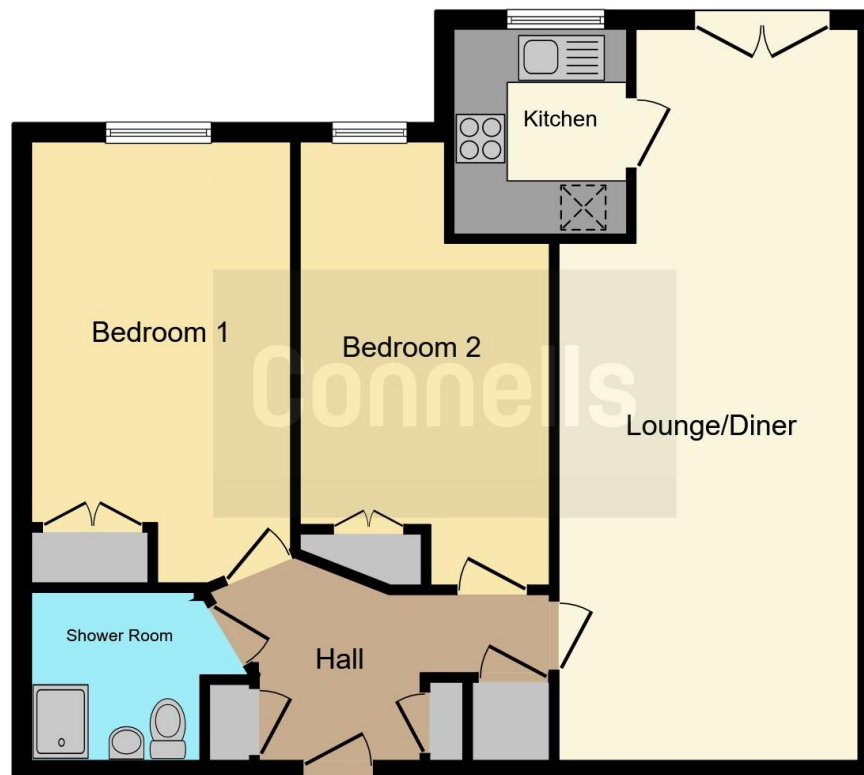
Shower Room

Modern shower room with three piece fitted suite comprising of a large walk-in shower, a vanity enclosed wash hand basin and a low level wc. Floor to ceiling tiling and a heated towel rail.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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11 St. Marys Road
 MARKET HARBOROUGH LE16 7DS

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 780.00

Tenure: Leasehold

view this property online connells.co.uk/Property/MKH307936

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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