



A superb 2 double bedroom, garden level apartment ideally located within easy reach of Nailsea town centre.



## 13 Pegasus Court, 83 Silver Street, Nailsea, North Somerset, BS48 2BP

### £289,950 - Leasehold

We are delighted to offer this superb ground floor, 2 double bedroom, retirement apartment enjoying an excellent position on the sought after lower ground floor with the advantage of French doors opening from the spacious living room to its own patio area which faces south onto a lovely, sheltered area of the picturesque private gardens. Highly Recommended.

The properties that open to the garden here at Pegasus Court are the most sought after of all and this well-designed apartment certainly occupies a premium position with the added attraction of easy access to the nearby residents' lounge and other facilities in the building.

The design layout of this apartment is superb with all main rooms arranged to overlook the picturesque gardens. The accommodation includes a fitted kitchen and a spacious full bathroom together with good built in storage space. The property is very well presented throughout with light neutral decoration.

The extensive communal gardens are fully maintained and are a further feature at Pegasus Court with sweeps of lawn and patio areas but only a limited selection of apartments, including this one, have their own sheltered patio areas that leading directly onto the gardens. These have always been considered to be the most desirable properties in the development.



### The Accommodation

A panel front door opens to the welcoming reception hall. Here doors open to the living room, bedrooms and bathroom and to a good selection of built in storage cupboards.

The virtual 26 (7.91 m) Living room offers abundant sitting and dining space and includes thoughtful design touches such as higher level power points (a theme continued throughout). A glazed door opens to the kitchen and uPVC double glazed French doors lead out to the patio area and the gardens.



The kitchen is fully fitted with a range of shaker style wall and floor cupboards, roll edge laminated work surfaces with an inset ceramic hob and concealed illuminated cooker hood above. There is an inset single drainer stainless steel sink unit and mixer tap over, a built in eye level electric oven-grill, space for a full height fridge-freezer, ceramic tiled surrounds and a uPVC double glazed window overlooking the gardens.

The principal bedroom is a very well proportioned double bedroom having a large uPVC double glazed window giving a view of the pretty gardens, telephone and TV points, bedside light switches and a built in double wardrobe incorporating hanging and shelf space.

Bedroom two is also a superb double room with uPVC double glazed window once more allowing an outlook to the garden.

The spacious bathroom is fully tiled to complement the white suite that comprises a low level bath, a separate shower enclosure with thermostatically controlled shower, a wash hand basin set in a vanity unit with cupboards beneath and a close coupled WC. Fitted wall mirror, electric shaver light point, a fan assisted wall heater, a heated towel rail, an automatic extractor fan and an emergency alarm cord.

The apartment is well appointed throughout with a comprehensive electrical specification and TV services.



**Outside:** The landscaped communal gardens and grounds create a most attractive setting. All garden maintenance and general external maintenance is included in the service charge.

**Parking:** The communal parking is arranged at the front of the building and accessed from Silver Street with non-allocated spaces for residents and visitors. There is also covered parking for mobility scooters with charge points.

**Guest Suite:** A guest suite is available at Pegasus Court that can be booked for a small additional charge for visitors to enjoy a comfortable, hotel-style room with en-suite facilities.

**Residents Laundry:** Washing and drying machines, which are raised up for easy loading.

**Residents Lounge:** Spacious and elegantly furnished with an adjoining kitchen, the ideal space in which to enjoy afternoon tea, have a friendly chat or attend a social event. In addition, the Residents Lounge is also available for owners to hire for private functions and leads to the main gardens and a patio area.

#### **Service Charges and Ground Rent:**

The service charges include the provision of an estate manager, buildings insurance, electricity for communal areas, water and sewerage charges, the care line emergency call facility, external window cleaning, gardening, cleaning and maintenance of communal areas, fire systems, lift maintenance, the laundry room, a redecoration fund and contribution to a contingency fund. Current charges are understood to amount to Ground Rent of £896.10 and a Service Charge of £2,437.20 per half year that is payable in April and October. Please note these charges are subject to annual review. Please further note that at such time as you choose to sell the apartment there is a fee payable to the Management Company of 2% of the sale price.

**Energy Performance:** The Energy Performance of the property has been assessed at a good Band C-75 which is well above the average for England and Wales of D-60.

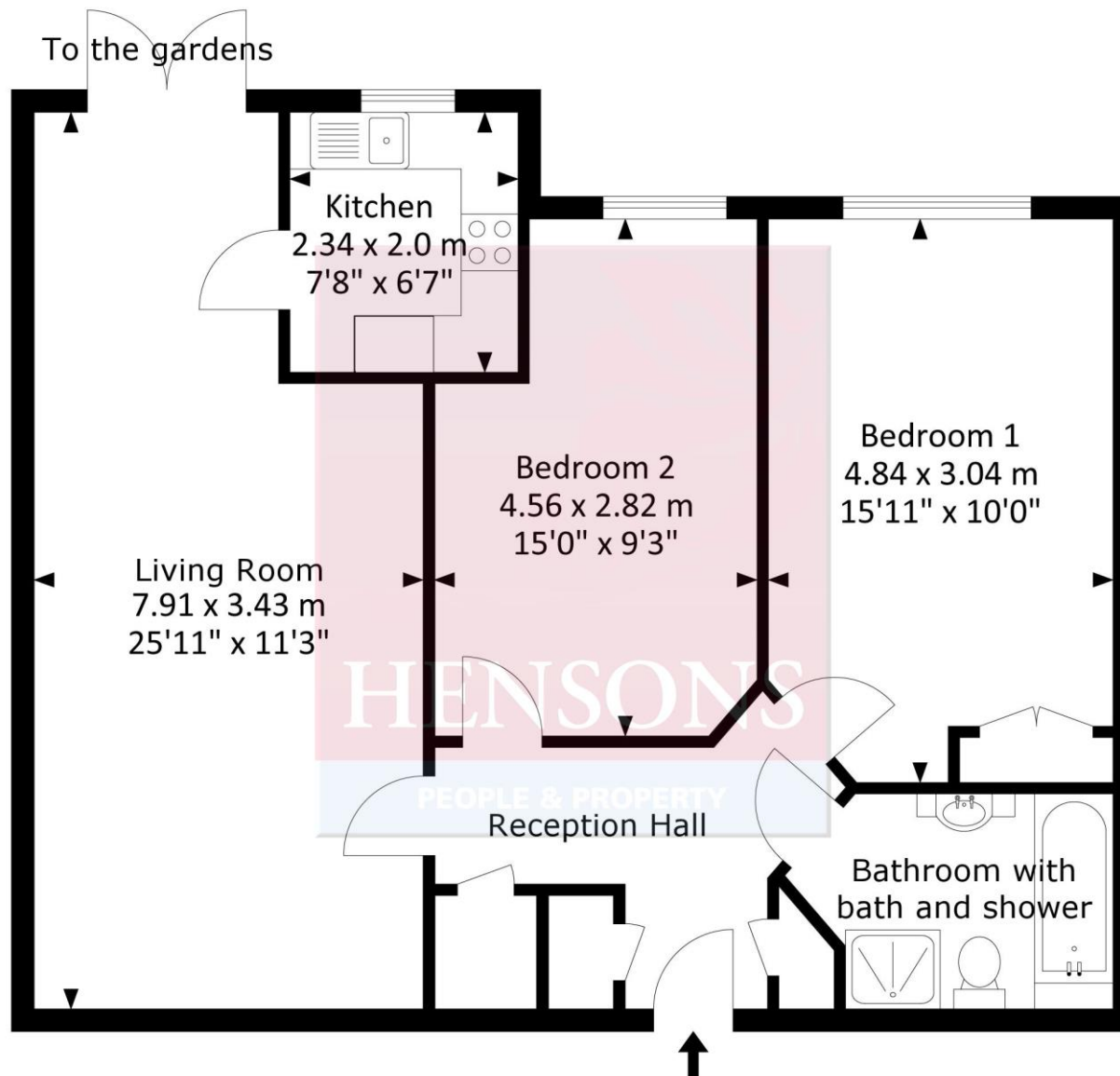
**Tenure:** This property is leasehold with 115 years remaining.

**Services and Outgoings:** Mains water, electricity and drainage are connected. Efficient electric heating. Telephone connected subject to BT regulations. High speed broadband connection. uPVC Double glazing. Council Tax Band D.

**VIEWING:** By appointment with the Sole Agents: Hensons, telephone 01275 810030.

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement of extension is mentioned, no guarantee of a favourable planning consent is given and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. All images and plans © Hensons





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