

established 200 years

# Tayler & Fletcher



2 Pegasus Court, Bourton-On-The-Water GL54 2BA

**Guide Price £197,500**

*A well appointed two bedroom ground floor apartment set in the heart of a popular development for the over 55's with single garage and communal gardens, situated close to all of the village amenities. NO ONWARD CHAIN.*

[taylerandfletcher.co.uk](http://taylerandfletcher.co.uk)

## LOCATION

No. 2 Pegasus Court is situated in a peaceful cul de sac just off Roman Way in a mature residential area a short walk from the village centre and close to the supermarket, community hub and doctors surgery. Bourton provides an excellent range of local facilities including a range of boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the popular Cotswold Secondary School. The area's larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance and there are main line rail services at Kingham (8 miles) (Paddington 80mins approx) and a comprehensive local bus network radiating from Bourton. The village is set in the heart of the Cotswold Hills which provide a wide range of outdoor rural leisure pursuits.

## DESCRIPTION

No. 2 Pegasus Court comprises a well appointed and spacious ground floor apartment with lovely southerly aspect out from the Pegasus Court development over the communal gardens and grounds and in turn looking out to Roman Way. The apartment has two good sized bedrooms, a principal living room with deep bay window, a kitchen/dining room and a recently refitted shower room. It also has a particular advantage of a single garage. Pegasus Court in general occupies a superb position just off Roman Way close to the village centre and all of the village amenities.

## Approach

From the communal parking area take the glazed front door to the communal hall which in turns leads to the front door for No. 2 Pegasus Court. With painted timber door leading to;

## Hall

With timber doors to built in airing cupboard with foam lagged hot water cylinder, built in cloaks cupboard, coved ceiling and Creda heater. Timber door through to:



## Principal Living Room

With deep bay window with double glazed casements to front elevation and double glazed casements to side elevation. Coved ceiling, three wall light points and Creda heater.

Doorway through to the:



## Kitchen/Dining Room

With recently refitted kitchen comprising Quartz worktop with sink unit with chrome mixer tap, four ring Hisense halogen hob with matching splash back with extractor and recessed lighting over. Comprehensive range of below work surface cupboards and drawers. Built in Beko washing machine, built in refrigerator and slimline dishwasher. Three quarter height unit to one side with built in oven/grill with cupboards above and below. Further eye level cupboards, double glazed casement to front elevation.

From the hall, timber door to:



## Bedroom One

With double glazed casement window to side elevation, Creda heater and pair of timber doors to built in wardrobe with hanging rail and shelving over.

From the hall, timber door to;

## Shower Room

Recently re-fitted with deep walk in shower with folding glazed panels and chrome fittings. Inset wash hand basin with chrome mixer tap and tiled splash back and built in drawer below. Low level WC.  
From the hall, timber door to:



## Bedroom Two

With Creda panel heater and double glazed casement window to front elevation.



## OUTSIDE

No. 2 Pegasus Court is approached from the communal parking area which is accessed off Roman Way with an extensive paved parking area and in turn leading to a terrace of five garages. The central garage (No.3) belonging to No.2 Pegasus Court with single up and over door and constructed of reconstituted stone elevations under a pitched roof.

## SERVICES

Mains Electricity, Water and Drainage are connected.



## TENURE

Leasehold. 150 year Lease- approximately 120 years remaining. Management charges approximately £183 per month. Further details available from the agents.

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000)  
[www.cotswold.gov.uk](http://www.cotswold.gov.uk)

## COUNCIL TAX

Council Tax band 'C'. Rate Payable for 2024/ 2025: £1,930.04

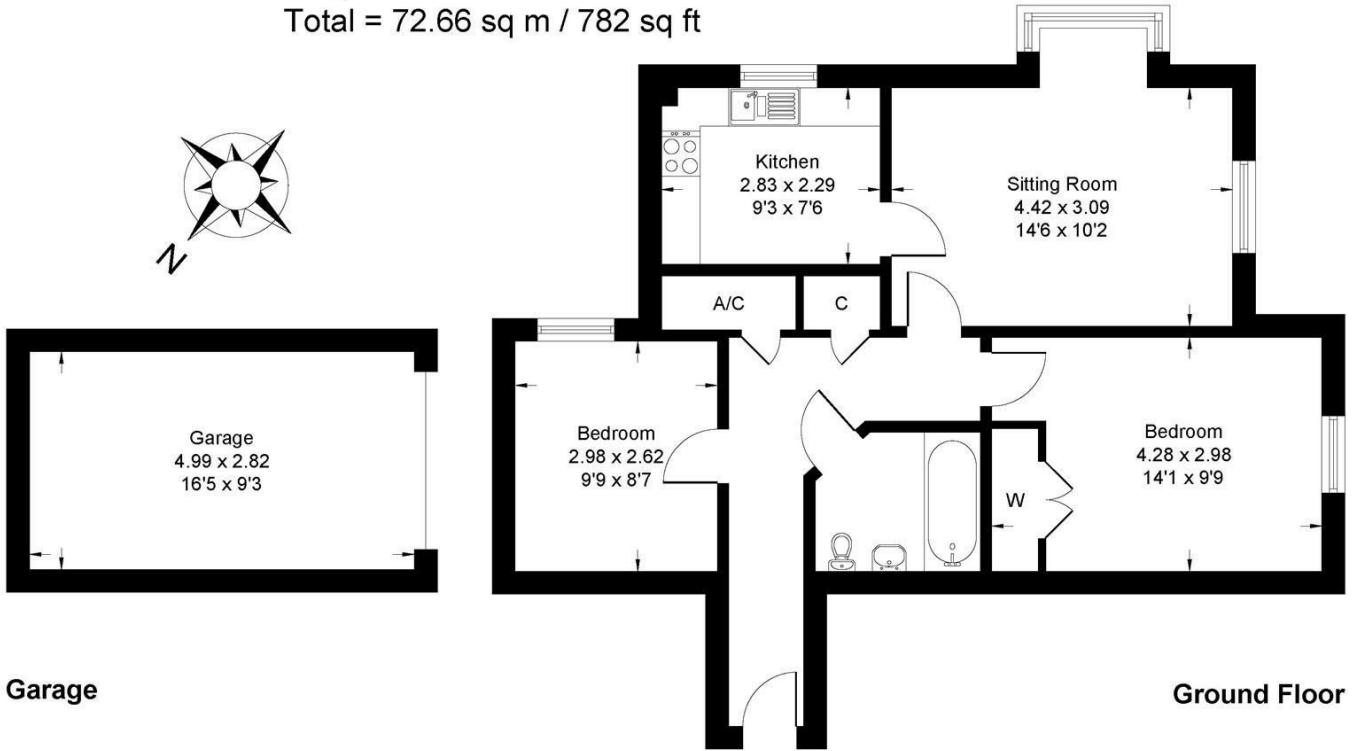
## DIRECTIONS

From the Bourton office, proceed down through the High Street passing the green and the village centre. At the junction turn left in to Station Road. Pass the service station and take the right hand turn into Roman Way and then immediately left into Pegasus Court.

What3Words:  
[fuss.colleague.dialects](https://www.what3words.com/fuss.colleague.dialects)

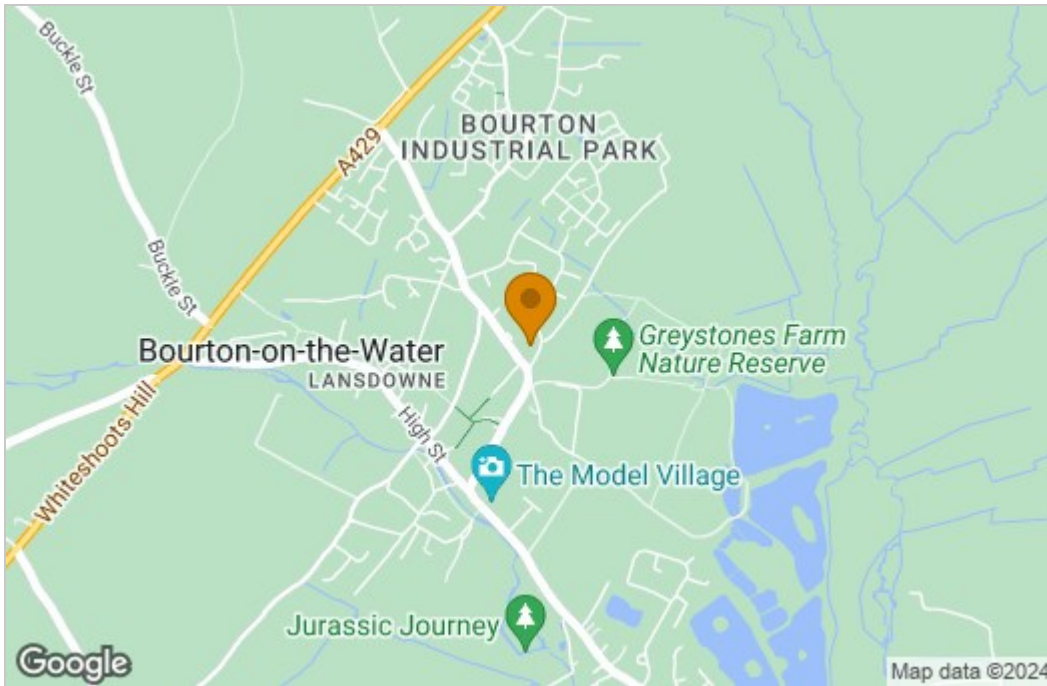
# Floor Plan

Approximate Gross Internal Area = 58.59 sq m / 631 sq ft  
 Garage = 14.07 sq m / 151 sq ft  
 Total = 72.66 sq m / 782 sq ft

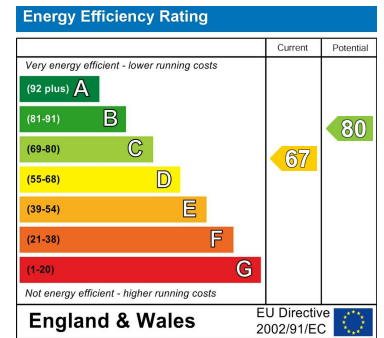


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

# Area Map



# Energy Efficiency Graph



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