



10 PEGASUS COURT | MARKET HARBOROUGH



10 PEGASUS COURT, HARKET HARBOROUGH. LE16 7AP

This superb FIRST floor leasehold retirement apartment is available with no chain and is situated within walking distance of the town centre, railway station and local amenities. Located within Pegasus Court for the over 55's, the apartment offers a welcoming environment and benefits from an on-site manager, a communal lounge with kitchen area, a gymnasium, a laundry room, and a twin-room guest suite for visitors available on a booking basis.

LOCATION

A super one bedroom first floor apartment in this sought after position in this purpose built retirement development, conveniently situated close to the thriving town centre of Market Harborough which has excellent shopping and supermarket facilities, nearby churches, cafes, restaurants and a theatre. Welland Park with its many leisure opportunities is also within walking distance. Market Harborough which has a good bus service TO Leicester and Northampton and a mainline rail services to London St Pancras International in approximately one hour, the M1 is accessible at Junction 20, and the A14 lies to the south.

ACCOMMODATION

Accessed via a communal entrance, with stone portico, leading through to:

ENTRANCE HALL

Fully carpeted, managers office, lift access.

COMMUNAL LOUNGE

A superbly maintained lounge with a wide choice of formal and informal seating, writing area to catch up on all that correspondence, stone feature fireplace, door leading, wall lighting and low voltage lighting.

KITCHEN AREA

A wide range of base and drawer units with preparation surface over, refreshment making facilities.

LIFT TO

FIRST FLOOR

ENTRANCE HALL

Cupboard providing hanging, storage and boiler.

KITCHEN

Good range of base and drawer units with preparation surface over with tiled splash guard, sink stainless steel sink and drainer, four ring halogen hob with concealed extractor over, space and plumbing for dishwasher, one and a half inset eye level ovens, integrated fridge freezer, coved cornice to ceiling, window to rear elevation looking onto the garden, hard floor covering, glazed door into:

SITTING ROOM

Coved cornice to ceiling, door opening onto Juliet balcony with full height windows either side, overlooking the garden, door through to entrance hall.

BEDROOM

Coved cornice to ceiling, window to rear elevation, built in double wardrobe.

BATHROOM

Fully tiled comprising, four piece suite, fully tiled shower enclosure with wall mounted fittings and hand held attachment, paneled bath with mixer taps, vanity unit with wash hand basin and cupboards beneath, low flush w.c., heated towel rail.



GYM

To the second floor there is a room housing gym equipment dedicated for the use of residents.

LAUNDRY

The residents have full use of washing machines, tumble driers and ironing equipment included in the service charge along with water rates.

PARKING

Parking is provided on a first come basis.

OUTSIDE

To the rear of the property there is a delightful garden with herbaceous planting, specimen trees and shrubs providing year round interest.

MOBILITY SCOOTER CHARGING

There is a dedicated area to the rear in which you can store and charge a mobility scooter.

EPC B

Particulars prepared September 2024.

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Make the move

