



2



1



1

*Flat 17, Pegasus Court, North Street, Exeter, EX1 2RP*



SOUTHGATE  
ESTATES

£230,000







## *Flat 17, Pegasus Court*

Possibly one of Exeter's best retirement flats, with French doors opening onto landscaped grounds, two double bedrooms, a good sized double shower room and spacious living accommodation, this first floor apartment is well positioned within the prestigious development of Pegasus Court. Located in North Street, the complex offers easy access to Heavitree's local amenities, which include various supermarkets, a Post Office, cafes, pubs, take-aways and Heavitree Park. There are also good bus links into the city.



The internal accommodation briefly comprises an entrance hallway, a generous living room/diner, kitchen, two double bedrooms, a spacious Shower room room. Externally, there is the advantage of use of the pleasant communal gardens, Exclusively available to residents aged 60 and above, the development itself benefits from residents car park, a site manager, along with a 24 hour careline system, a communal lounge, laundry room, and a guest suite available for visiting relatives. With no onward chain, the pleasant location, this flat is a fantastic opportunity, and further viewing is highly recommended.





### Accommodation

Upon entering Pegasus Court through the communal entrance, apartment 17 is located on the first floor which can be accessed via a set of stairs or an elevator. A lovely spacious entrance hallway with 2 separate storage cupboards and doors leading to the Living room/Diner, at the end of this room are French doors opening to the Juliette style balcony overlooking the communal gardens. A fitted kitchen with a range of base and eye level units also over looking the rear complex. Both of the bedrooms are of a double size, bedroom 2 is currently being used as a separate dining room. The shower room has a walk in double sized shower and a separate cupboard for storage. Exclusively available to residents aged 60 and over, Pegasus Court provides ample parking for residents and their guests. There is a Manager who lives onsite with a 24 hour careline system. Also benefitting from a large communal lounge, laundry room and guest suite available for visiting relatives. Provided with no onward chain, viewing of this delightful retirement apartment comes highly recommended.

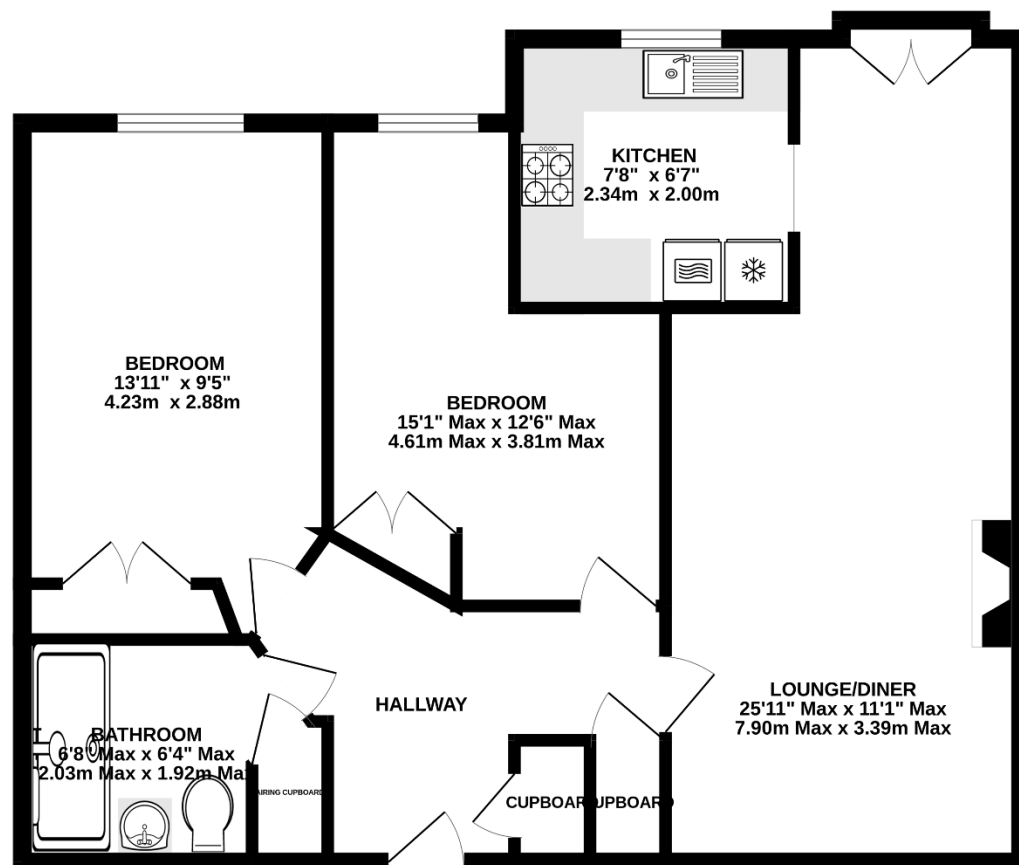
### Property Information

Tenure: Leasehold (the vendor has informed us that the lease length is 125 years from 30th September 2000, and that the current maintenance charges are £1,749.92 per half year, along with a ground rent of £224.50 per half year). Council tax band: C.



- *Retirement Flat*
- *2 Double Bedrooms*
- *Communal Grounds*
- *Residents' Car Park*
- *Popular Location*
- *No Onward Chain*





TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2025

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



[www.tpos.co.uk](http://www.tpos.co.uk)



**SOUTHGATE**  
ESTATES

50-51 South Street, EX1 1EE

01392 207444

[info@southgateestates.co.uk](mailto:info@southgateestates.co.uk)

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.