



FLAT 41, PEGASUS COURT BEACH ROAD

Weston-Super-Mare, BS23 4AL

Price £145,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

\* PROBATE GRANTED & NO CHAIN! \* Mayfair Town & Country are thrilled to welcome to the market this well presented and spacious retirement apartment. Located in the ever desirable Pegasus Court development for over 60s and beautifully positioned on Weston's beach front.

Boasting no onward chain complications and situated on the second floor with lift access, this wonderful property comprises in brief, Entrance hall with large storage cupboard, spacious living room with 'Juliet' balcony overlooking the communal gardens, kitchen with integrated fridge/freezer, large bedroom with built-in wardrobes and the re-fitted shower room.

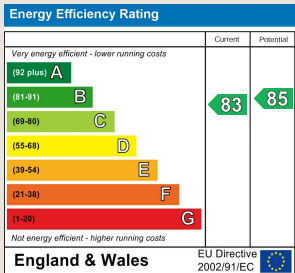
Pegasus Court offers a resident's lounge with balcony and views over the beach front, house manager, guest suite, residents parking and more. We highly recommend a viewing at your earliest convenience to appreciate what this retirement living has to offer you.

## Situation

- 35 meters - Bus Stop
  - 60 meters - Clarence Park
  - 0.31 miles - Revo Kitchen Cafe
  - 100 meters - Weston-super-Mare Beach
  - 0.21 miles - Tesco Express & Co-op Convenience Shop
- Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council    Council Tax Band: C  
Tenure: Leasehold  
EPC Rating: B



# PROPERTY DESCRIPTION

## Hallway

Secure front door opening into the hallway, intercom system, night storage heater, large storage cupboard housing the electric hot water boiler, consumer unit and meters, vinyl flooring and doors to;

## Living Room

18'8" x 10'10" max (5.69m x 3.30m max)  
uPVC double glazed 'Juliet Balcony' doors to rear overlooking the beautifully maintained communal gardens, feature electric fireplace with surround, telephone and television points, two night storage heaters, vinyl flooring and glazed door opening to;

## Kitchen

7'7" x 6'5" (2.31m x 1.96m)  
uPVC double glazed window to rear overlooking the communal gardens, the kitchen is fitted with a range of matching eye and base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, four ring electric hob with extractor over, mid-height electric oven and built-in fridge/freezer with vinyl flooring.

## Double Bedroom

13'11" x 9'3" (4.24m x 2.82m)  
uPVC double glazed window to rear overlooking to the communal gardens, built-in wardrobes, night storage heater, telephone point and vinyl flooring.

## Shower Room

7'1" x 6'5" (2.16m x 1.96m)  
White suite comprising low level W/C and hand wash basin set into storage vanity unit, large shower cubicle with mains shower over, electric towel radiator, electric heater, tiled walls and vinyl flooring.

## Communal Areas

Situated on the second floor and the same level of this flat is the large resident's lounge with a resident's kitchen, balcony with views over the

beach front and beyond. Located on the ground level is the resident's laundry room with washing machines and dryers, along with the house manager's office and the guest suite which can be hired by friends and family for £35 per night during the week and £45 per night on weekends. Also located on the ground level is the gym, motor scooter storage (subject to availability), refuse room and access to the gate secured resident's parking which is on a first come, first serve basis.

## Material Information

We have been advised the following;

Leasehold - There is the remainder of a 125 year lease which commenced in 2007. There is month service charge of £226.88 and an annual ground rent of £349 which is paid half yearly.

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage).

Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage).

Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](https://map.n-somerset.gov.uk/DandE.html).

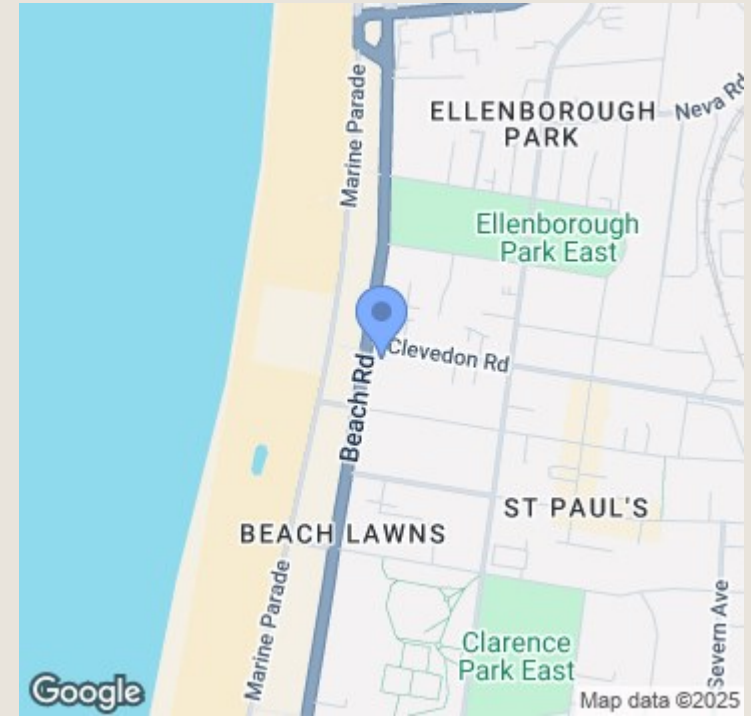
## Second Floor

Approx. 506.2 sq. feet



Total area: approx. 506.2 sq. feet

For Illustrative Purposes Only:- all measurements, walls, doors, windows, fitting and appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or their agent. Copyright - Mayfair Town & Country  
Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01934 515153**

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### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

