





House and Son are pleased to be marketing this spacious three-bedroom second floor apartment presented in good order throughout. The accommodation briefly comprises: entrance hall with storage cupboards, lounge, dining room, fitted kitchen, three bedrooms, ensuite shower room and additional bathroom with shower.

Pegasus Court's manager is on hand throughout the day to support the Owners and keep the development in perfect shape.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the House Manager.

Pegasus Court has been designed with safety and security at the forefront. The Apartment has an emergency Careline system installed, monitored by the onsite House Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline alarm, secure entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Pegasus Court is a beautiful development of retirement apartments, in a great location less than a mile from the local Charminster shops and restaurants. Asda superstore and Bournemouth train station are local and the town centre and beach front can be easily reached.

There are bus stops just outside heading in both directions making transport easy and the train station close by, offering links directly into London and Manchester. Bournemouth itself is renowned for its Blue Flag award winning beaches and has many shops, eateries and options for leisure, entertainment, culture and recreation including the Russell Cotes Museum, The Oceanarium and the Bournemouth International Centre.

Pegasus Court requires any resident to be over the age of 55



and permitted with consent of the Managing Agent.

COMMUNAL ENTRANCE

With stairs and lifts to all floors

ENTRANCE HALL

LIVING ROOM

14' 11" x 11' 6" (4.55m x 3.51m)

DINING ROOM

11' 3" x 9' 8" (3.43m x 2.95m)

KITCHEN

9' 7" x 9' 9" (2.92m x 2.06m)

BEDROOM ONE

12' 0" x 11' 4" (3.66m x 3.45m)

BEDROOM TWO

11' 4" x 8' 7" (3.45m x 2.62m)

BEDROOM THREE

11' 5" x 6' 10" (3.48m x 2.08m)

BATHROOM

RESIDENTS PERMIT PARKING

TENURE AND CHARGES

Tenure: Leasehold - 150 years from 1992

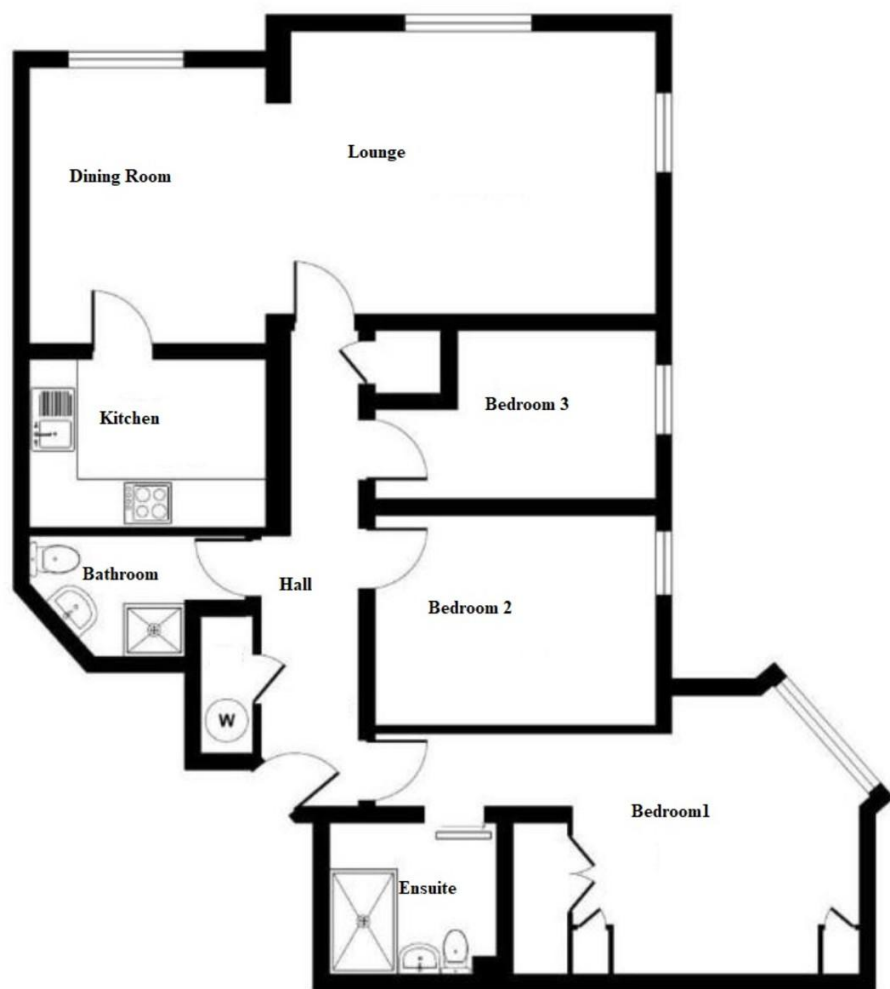
Ground Rent: £1130.64 per annum Ground Rent: £1130.64 per annum. (a transfer fee of between 1.5% and 5% of the sale price of the property, paid on completion for the re-sale by the owner. This fee maybe due depending on how long the property is owned and if ground rent is paid).

Service Charges: £4257.23 per annum

EPC Rating: C

Council Tax Bound: G





Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.