



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Pegasus Court, Leicester Road, Market Harborough

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### 'A Retirement Retreat'

Occupying a desirable central position within walking distance to the town centre, this beautifully presented one bedroom apartment offers a true retirement retreat. Boasting charming part raked ceilings and a Juliette balcony with a south-east facing aspect!

Located within Pegasus Court for the over 55's, the apartment offers a welcoming environment for all residents. The development benefits from an on-site manager, a communal lounge with kitchen area, a gymnasium, a laundry room, a twin-room guest suite for visitors and well-maintained communal gardens. There is a communal car park providing off road parking which runs on a first come first serve basis.

Conveniently located within close walking distance to the local Co-op, canal basin, and town centre with a variety of independent local shops and restaurants, and a bus stop located over the road offering routes into Leicester.

Entrance through the timber front door leading into the inviting entrance hall with a fitted storage cupboard for coats and shoes, the airing cupboard and a cupboard that has been utilised as a small study area.

Impressive living/dining room of a fantastic size and boasting an enviable outlook down Leicester Road with a view of the church and the fields beyond. A stylish electric fireplace offers a focal point to the room and a door leads through to the kitchen.

Kitchen comprising vinyl flooring, eye and base level shaker style fitted units, roll top work surfaces, a stainless steel sink, and integrated appliances to include a fridge/freezer, an electric cooker, a Bosch microwave and a Hotpoint electric hob.

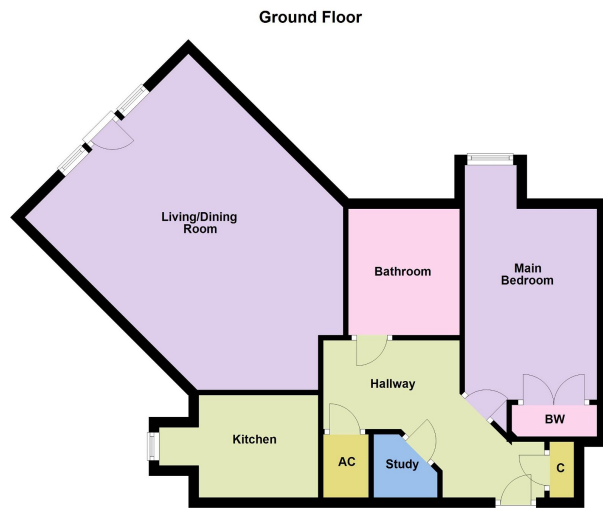
Well appointed double bedroom boasting attractive part raked ceilings, a window overlooking the front elevation with a south-east facing aspect, and fitted wardrobes.

Bathroom comprising attractive vinyl flooring, ceramic tiled walls and a white four piece suite to include a low level WC, a vanity enclosed wash hand basin, a panel enclosed bath and a corner shower enclosure with a fitted shower over.

The property benefits from electric heating, electric storage radiator and a hot water tank in the airing cupboard in the hallway

The property is of a leasehold tenure of 125 Years from 1st Jan 2007. There is an annual service charge of approximately £3,682 per annum paid bi-annually. The annual ground rent is approximately £717.36, also paid bi-annually, with the next ground rent review not taking place until 1st January 2030.





- Living/ Dining Room - 4.8m x 4.14m (15'9" x 13'7") max
- Kitchen - 2.34m x 1.96m (7'8" x 6'5")
- Study - 1.24m x 1.27m (4'1" x 4'2")max
- Main Bedroom - 3.78m x 2.62m (12'5" x 8'7")max
- Bathroom - 2.49m x 1.96m (8'2" x 6'5")



63 High Street, Market Harborough,  
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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

