ADAMSONS BARTON KENDAL

Pegasus Court, Rochdale OL11 4EA

Asking Price £135,000

ADAMSONS BARTON KENDAL are delighted to introduce this beautifully presented 2 bedroom first floor apartment located within the sought after Pegasus Court Retirement Village for the over 50's ,off Bury Road, Oakenrod. Located in the Clarence house building to the first floor, this property is well maintained throughout. It can be accessed via a lift or staircase which features a handy stair lift.

Viewing Strongly Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
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Pegasus Court offers a superb lifestyle for residents, with a service charge of approximately £300 per month covering a wide range of conveniences , including on-site staff Monday to Friday (9am-5pm), meticulously maintained communal gardens , regular window cleaning and refuse management - allowing for truly stress - free living.

The development is renowned for its warm and friendly atmosphere, offering an excellent community of like- minded residents. Social activities such as daily coffee afternoons and weekly quiz nights, provide fantastic opportunities to build friendships and enjoy a vibrant social life.

Ideally situated , the property also benefits from a bus stop directly outside the development, with a range of local amenities including cafe's, Tesco, Co - op, a chemist, and a doctors surgery all within close proximity.

This is a wonderful opportunity for anyone over 50 looking to enjoy their later years in comfort, security and great company, within a beautiful home ready to make your own.

First Floor

Lounge - 3.97 x 4.68 metres - A spacious living room featuring a stylish electric fireplace and carpeted. There is a further heater and UPVC doors opening out onto the balcony which has views of the main building.

Kitchen - 2.73 x 2.23 metres - A beautifully appointed kitchen featuring integrated appliances such as a dishwasher (newly installed), oven and electric hob with space to fit a fridge freezer. There is laminate flooring and worktops and spotlights for lighting as well as a fitted fold up dining table.

Bedroom 1 - 3.63 x 2.92 metres - A generous master bedroom with fitted wardrobes featuring sliding mirrored doors with a fitted safe inside. There are shelves fitted alongside for extra storage and 2 large windows with wooden blinds. The room is carpeted with an electric heater fitted and an emergency button.

En Suite - 1.65 x 2.30 metres - A modern en suite shower room featuring a glass door shower cubicle and an electric shower with disability aids, a vanity sink unit with plenty of storage, a WC and wash hand basin. It features laminate flooring and a unique circle window.

Bedroom 2 - 2.99 x 2.82 metres - A generous double bedroom with carpets and a fitted wardrobe containing a metal rail and shelving. There are 3 double electric sockets installed.

WC - 1.77 x 1.75 metres - A separate WC, featuring vanity wash hand basin unit with ample storage, a toilet, wash hand basin and plumbing for the washing machine which has never been used. There are laminate worktops and flooring fitted.

Hallway - An entrance hallway with access to a cloak room as you enter which is home to the immersion heater and a further storage cupboard.

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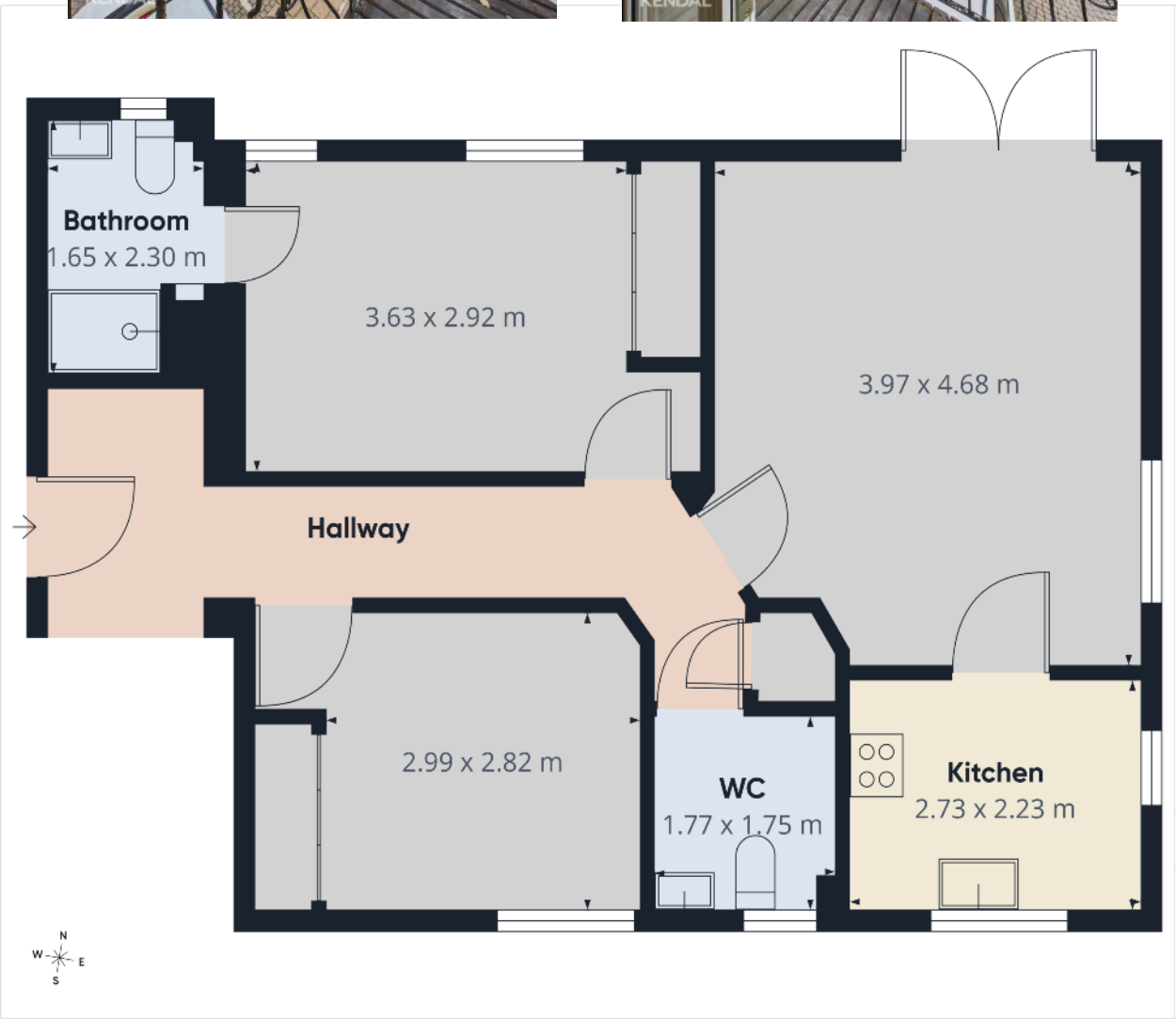
Additional Information

Council Tax Band - E
Energy Performance Cert - D
Tenure - Leasehold



Approximate total area(1)
54.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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