smarthomes

Pegasus Court, Union Road

Shirley, Solihull

- A Well Presented Second Floor Retirement Apartment
- One Double Bedroom
- Fitted Kitchen
- No Upward Chain

£75,000

Current EPC Rating - 70 (C)

Current Council Tax Band - C

Property Description

A conveniently situated second floor retirement apartment set within in a popular development benefiting from no upward chain. The apartment offers accommodation comprising a private entrance hall, lounge/diner, fitted kitchen, double bedroom and bathroom

Pegasus Court is a popular retirement development comprising of 39 retirement apartments with gated access to communal parking and benefits from an Estate Manager, 24 hour emergency pull cord system, guest suite, communal laundry facilities, battery charge facility for mobility scooters, communal gardens, owners lounge with kitchen, library area and fitness suite

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.

Rooms & Measurements

Lounge/Diner 5.89m x 3.48m (19'4" x 11'5")

Fitted Kitchen 2.29m x 1.88m (7'6" x 6'2")

Double Bedroom 2.77m x 5.49m (9'1" x 18’0”)

Tenure
We are advised by the vendor that the property is leasehold with approx. 105 years remaining on the lease, a service charge of approx. £3,460.64 per annum and a ground rent of approx. £399 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Vendor.

Current council tax band – C

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.