



Asking Price £215,000 Leasehold

2 Bedroom, Apartment - Retirement

34, Pegasus Court 58 Lansdowne Road, Bournemouth, Dorset, BH1 1RH



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Pegasus Court

Pegasus Court is a beautiful development of retirement apartments, in a great location less than half a mile from the local Charminster shops and restaurants. Asda superstore and Bournemouth train station are within 1 mile of Meyrick Park, the town centre and the beach front.

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'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 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 managed by the award-winning Churchill Estates Management, working closely with Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

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



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Property Overview

****TWO BEDROOM RETIREMENT DUPLEX APARTMENT****

****UNIQUE AND DESIRABLE LAYOUT****

This beautifully presented two-bedroom duplex apartment offers spacious and comfortable living exclusively for the over 55s. Set across two floors, this unique corner aspect property combines the privacy and feel of a traditional 2 bedroom house with the convenience and security of apartment living. Boasting generous accommodation, a bright and welcoming atmosphere, this delightful home is ideally suited to those seeking an independent yet supportive lifestyle in a highly desirable location."

On the lower level you will find the Living Room, Dining Room, Kitchen and a separate WC. The Living Room offers ample space for living and dining room furniture. Large dual aspect windows fill the room with natural light. The Dining Room is accessed via the Living room or via the Hallway.

Upstairs you will find Bedroom One, Bedroom Two and the Shower Room.

The modern Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in oven, 4 ring electric hob with extractor fan over and space for a fridge / freezer. A window provides light and ventilation.

Bedroom One is a good-sized double with ample fitted furniture including mirrored wardrobes, a dressing table and a chest of drawers. Dual aspect windows keep this lovely bedroom bright and airy.

Bedroom Two is another good-sized double room. This room could also be used as Study or Hobby Room.

The Shower Room offers a large walk-in shower, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

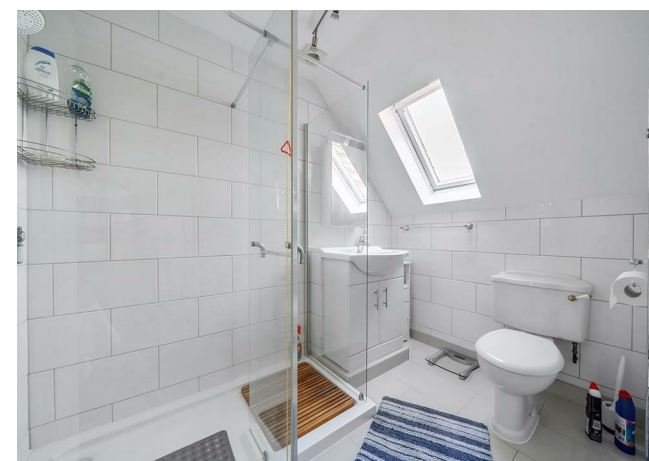
Perfectly complimenting this wonderful apartment is a useful storage cupboard located in the hallway on the upper level.

The property comes complete with a Stannah stairlift ready to install should the need ever arise in the future. Note this was included by the previous owner so although the current owner was advised it is in full working order, they have never installed.



Features

- Two bedroom duplex apartment
- Unique and desirable layout over two floors
- Modern Kitchen
- Heated swimming pool with Jacuzzi
- House manager available 5 days a week
- 24 hour careline system for safety and security
- Hairdressing salon with visiting hairdresser
- Communal laundry room
- Owners private car park
- 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



Key Information

Service Charge (Year Ending 31st December 2026):
£4,871.68 per annum.

Ground Rent: Not collected if transfer fee paid on
completion of the sale by the owner

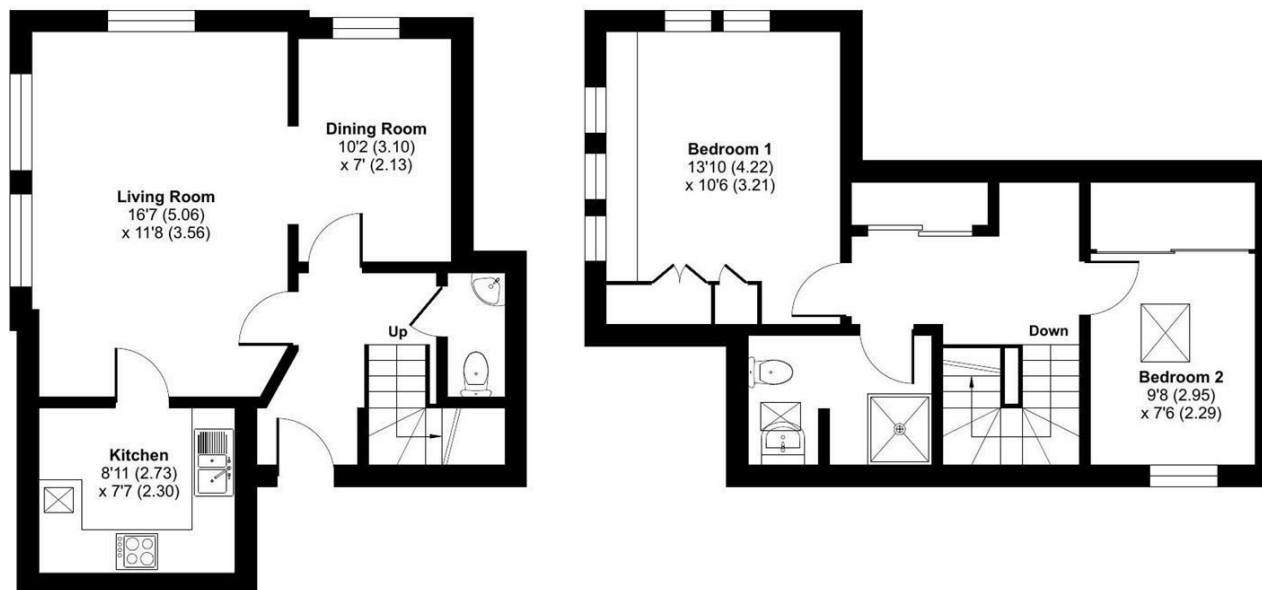
Council Tax: Band F

150 year Lease commencing 1st January 1997

Please check regarding Pets with Churchill Estates
Management. Any consents given in relation to pets are
subject to the terms of the lease and any further rules
and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings
insurance, water and sewerage rates, communal cleaning
and maintenance, garden maintenance, swimming pool
maintenance, lift maintenance & House Manager.

Approximate Area = 854 sq ft / 79.3 sq m
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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