



**Connells**

Pegasus Court Leicester Road  
Market Harborough



### Property Description

Situated within a stone's throw of the town centre we have for sale this fantastic ground floor one bedroom retirement apartment!

The apartment is accessed through a secure front door leading into the communal hall area with access to the residents lounge.

Retirement Living (Over 55s)

Pegasus Court offers attractively landscaped communal gardens offering the perfect place to sit out and enjoy time with visiting friends, family and other residents.

Service charges: £80 per week (collected in two 6-monthly instalments).

Ground Rent: £716 per annum

6 months fees have been paid in full for both ground rent and service charges up to the 1st April 2026.

Coffee Mornings every week

Sherry Tipple night on last Thursday of every month

Leasehold, 109 years remaining

### Entrance Hall

Having built in airing cupboard housing the hot water tank and providing useful storage for linens and household items

### Living/Dining Room

A bright and spacious lounge/dining area benefiting from large double glazed French doors allowing plenty of natural light and offering a pleasant outlook over the communal gardens. Radiator, TV point.

### Kitchen

A well appointed kitchen fitted with a range of modern wall and base units with coordinated work surfaces. Built in electric oven, hob with extractor hood over, tiled splashback, integrated fridge freezer, brand new integrated microwave, stainless steel sink and drainer and a double glazed window

### Bedroom

A generously sized double bedroom with fitted wardrobes, fitted emergency alarm and a large double glazed window.



## Bathroom

A well appointed bathroom fitted with a four piece suite comprising panelled bath, a separate glazed shower cubicle, wash hand basin and low level WC. The room is finished with tiled walls and co-ordinating vinyl flooring. Extractor fan, heated towel rail and wall mounted mirror with additional storage cupboards.

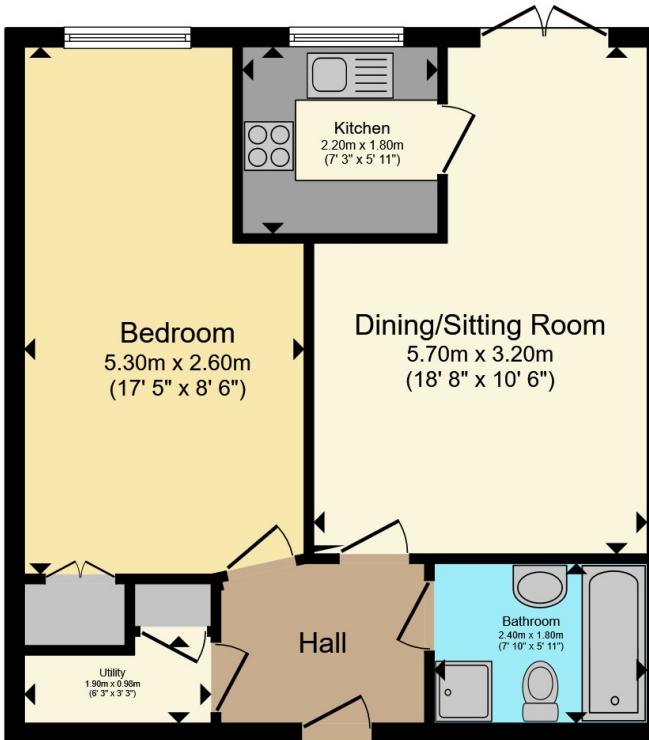
## Outside

Pegasus Court enjoys beautifully maintained communal gardens, featuring well-kept lawns, mature planting and a variety of seating areas for residents to enjoy. The development offers both residents and visitors parking









Total floor area 53.2 m<sup>2</sup> (573 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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11 St. Marys Road  
 MARKET HARBOROUGH LE16 7DS

EPC Rating: B  
 Council Tax  
 Band: B

Service Charge:  
 4176.00

Ground Rent:  
 358.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MKH308211](http://connells.co.uk/Property/MKH308211)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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