



Pegasus Court Barnwood Road, Barnwood GL4 3HN

£107,000



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• First floor retirement apartment • Double bedroom • Living room with bay window overlooking the communal garden • Bus routes to Gloucester and Cheltenham • Residents lounge • Close to local amenities • Double glazing and electric heating • Leasehold - 116 years remaining • Local Authority- Gloucester City Council- Tax Band A £1,492.52 (2025/2026) • EPC rating C72



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£107,000

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Communal Hallway

Accessed via a secure intercom system, stairs to the first-floor landing, two stair lifts, and door to the flat.

Entrance Hall

Airing cupboard with hot water tank, electric heater, doors to shower room, bedroom, and living room

Living/Dining Room

Bay window and second window overlooking the communal gardens, telephone intercom, electric heater, feature fireplace with inset electric fire, emergency pull cord. door to

Kitchen

Double-glazed window to the rear elevation, a range of base and wall units, integrated eye level oven, integrated hob, space for a fridge/freezer, space and plumbing for washing machine, tiled splashbacks, and an emergency pull cord.

Bedroom

Built-in double wardrobe and double-glazed window to the rear elevation, emergency pull cord.

Shower Room

Shower cubicle with electric shower, WC, wash hand basin and emergency pull cord.

Outside

Beautifully maintained communal gardens with seating areas. A communal car park, residents lounge, and guest suite for visitors.

Location

Located within the southeast of the historic Gloucester City

Centre, Pegasus Court is located in the popular suburb of Barnwood. A short distance from access to the M5 provides ideal links to Cheltenham, Cirencester and Bristol whilst a direct line to London Paddington can be located at Gloucester Station. Whilst the immediate locality offers various shops and other amenities, walks and open spaces within arguably one of Gloucester most desirable established residential areas.

Material Information

Tenure: Leasehold. 150 years from 29/06/1992, lease remaining 116 years. Service Charge – Approximately £1050 per quarter; this is reviewed annually. Management company – First port. Please note the water bill is included in the service charge. There is an exit fee of 1% of the sales price when the property is sold and a surcharge of 0.5% of the value when sold for each complete or partially complete year that the party has lived at the property, to a maximum of 5%. Alternatively, ground rent can be paid at approximately £173 per quarter, and this is reviewed every 5 years.

Council tax band: Tax Band A

Local authority and rates: Gloucester City Council, £1,492.52 (2025/2026)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

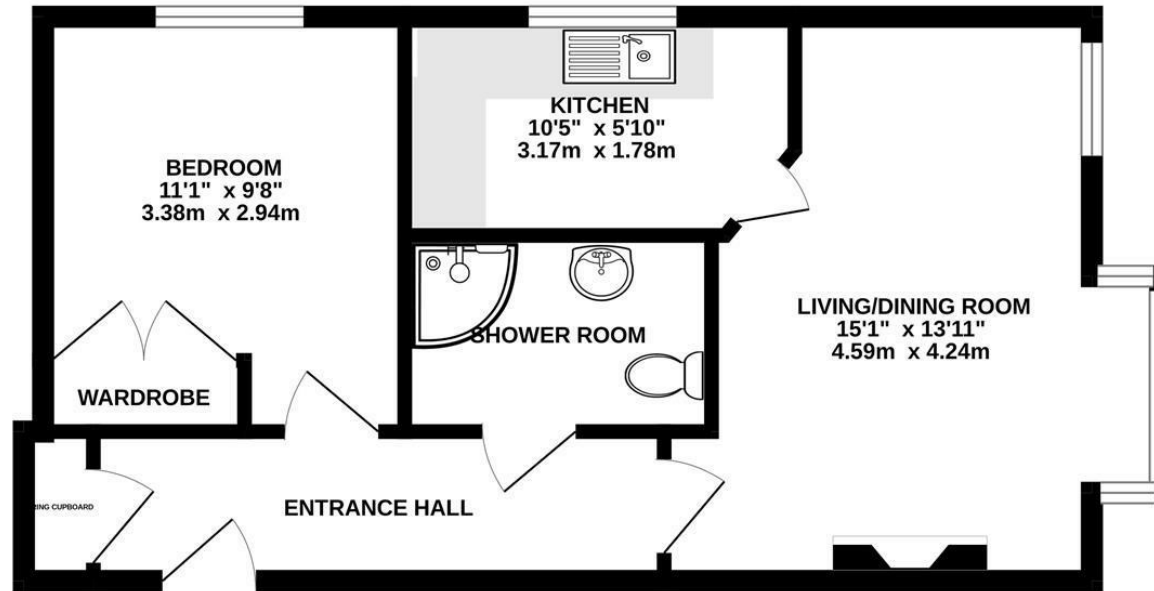
Heating: Electric panel heaters

Broadband speed: Basic 16 Mbps, Superfast 80 Mbps

Mobile phone coverage: Vodafone, EE, Three and O2



GROUND FLOOR 430 sq.ft. (40.0 sq.m.) approx.



1 BED FLAT

TOTAL FLOOR AREA : 430 sq.ft. (40.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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