



Asking Price £125,000 Leasehold

1 Bedroom, Apartment - Retirement

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

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Churchill
Sales & Lettings
Retirement Property Specialists

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 a 10 minute walk away and Meyrick Park, the town centre and beach front are one mile away. 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 of the Guest Suites at all Churchill Retirement 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

Churchill Sales & Lettings are marketing this good size one bedroom ground floor apartment conveniently located for the Owners Lounge and Conservatory. The apartment is situated in a quiet, most sought-after south-west rear aspect of the building, above the courtyard sun trap, providing excellent privacy.

The bright and airy Lounge has a bay window overlooking the courtyard and offers ample space for living and dining room furniture with a feature fireplace surround.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over and space for a freezer and fridge.

The Bedroom is a generous double room with useful built in wardrobes and overhead cupboards.

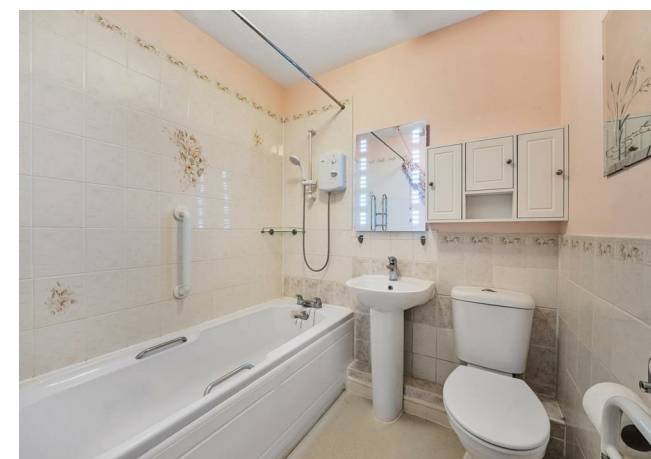
The Bathroom has a bath with overhead shower, a handrail, a WC and wash hand basin.

The apartment also benefits from a large storage cupboard and walk-in airing cupboard located in the hallway.



Features

- One bedroom ground floor retirement apartment
- No forward chain
- Frequent social events in the conservatory, dining room and lounge are organised by residents
- Communal dining room with catering kitchen
- Heated swimming pool with Jacuzzi
- Hairdressing salon with visiting hairdresser
- House manager available 5 days a week
- 24 hour careline system for safety and security
- 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 Retirement Living developments across the country.



Key Information

Service Charge (Year Ending 31st December 2025):
£4,436.31 per annum.

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

Council Tax: Band E

150 year Lease commencing 1992

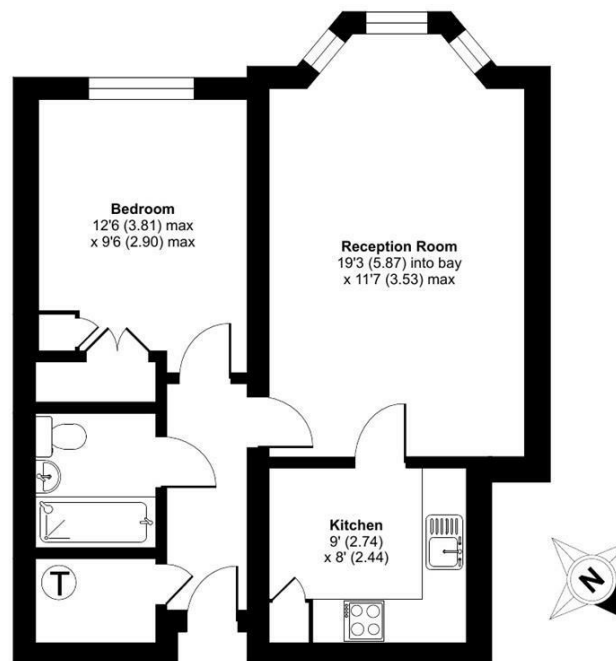
Please check regarding Pets with Churchill Estates
Management. Any consents given in relation to pets are
subject to the terms of the lease and any further rules
and regulations made by Churchill Estates Management.

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

A Transfer Fee is due on the sale of any apartment at
Pegasus Court by the seller and varies between 1.5%
and 5% of the sale price of the Property depending on
how long the property is owned.

EPC Rating: C

Approximate Area = 543 sq ft / 50.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Churchill Estate Agents. REF: 1149584

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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