



Asking Price £140,000 Leasehold

1 Bedroom, Apartment - Retirement

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

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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 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 of 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.



# Property Overview

Welcome to Pegasus Court in the vibrant town of Bournemouth! This charming second-floor retirement apartment offers an array of comfort and convenience.

The Bedroom is a good size double room with a built in mirror wardrobe along with an additional wardrobe and extra built in units.

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

The bathroom has a bath with overhead shower, a handrail, a WC, a wash hand basin and a mirror cabinet for extra storage.

One of the highlights of this property is the heated swimming pool and jacuzzi, perfect for unwinding and staying active. Additionally, owners can enjoy the convenience of a private parking area.

This is a fantastic opportunity to own a delightful retirement apartment in the heart of Bournemouth. Embrace a relaxed lifestyle with all the amenities you need right at your doorstep.

Call us today to book a viewing at Pegasus Court!



# Features

- Heated swimming pool with Jacuzzi
- Owners Lounge with library area and conservatory
- Hairdressing salon with visiting hairdresser
- Communal dining room with catering kitchen
- Communal laundry
- 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 Living developments across the country



# Key Information

Service Charge (Year Ending 31st December 2024):  
£4,257.23 per annum.

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

Council Tax: Band D

150 year Lease commencing 1992

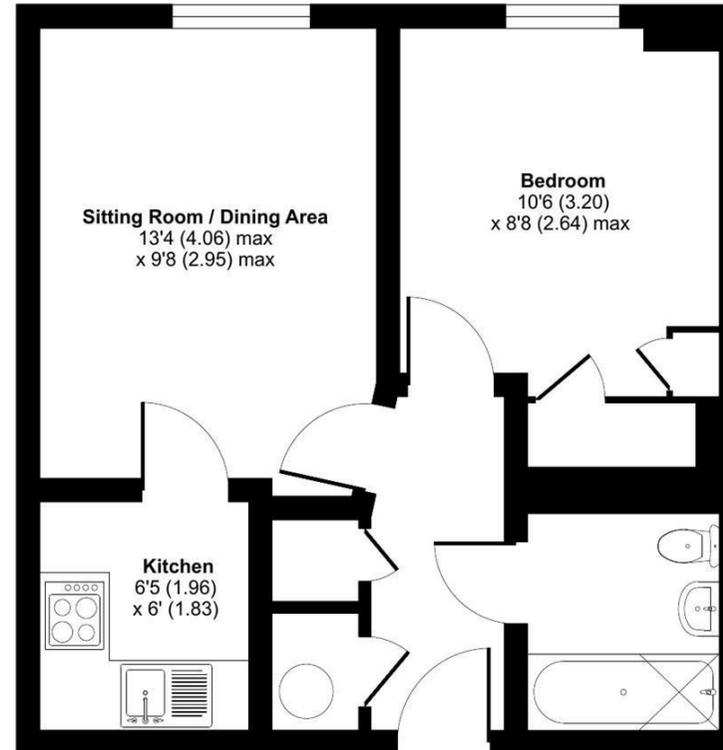
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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: B

Approximate Area = 390 sq ft / 36.2 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: 1166954

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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