



Asking Price £230,000 Leasehold

3 Bedroom, Apartment - Retirement

28, Pegasus Court 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 a mile from the local Charminster shops and restaurants. Asda superstore and Bournemouth train station are local and the town centre and beach front can be reached in a miles walk.

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

Churchill Sales & Lettings are pleased to be marketing this lovely three bedroom second floor apartment. The property offers spacious accommodation throughout and is presented in good order.

The bright and airy Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive 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 with space for a fridge/freezer, dishwasher and washing machine.

Bedroom One is a good-sized double room with useful built in wardrobes and overhead cupboards. There is an En Suite Bathroom which offers a good-sized shower with sliding screen door, a handrail, WC and wash hand basin along with some useful storage cupboards.

Bedroom Two is a good size room with window providing natural light.

Bedroom Three is another good-sized room which could be used as a separate dining space, Study or Hobby Room.

The Shower Room offers a shower cubicle, WC and wash hand basin.

Perfectly complementing this apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing at Pegasus Court!



# Features

- Three bedroom second floor apartment
- Owners Lounge with library area and conservatory
- Heated swimming pool with Jacuzzi
- Hairdressing salon with visiting hairdresser
- 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 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: £1130.64 per annum review date TBC .  
Not collected if transfer fee paid on completion of  
the sale by the owner.

Council Tax: Band G

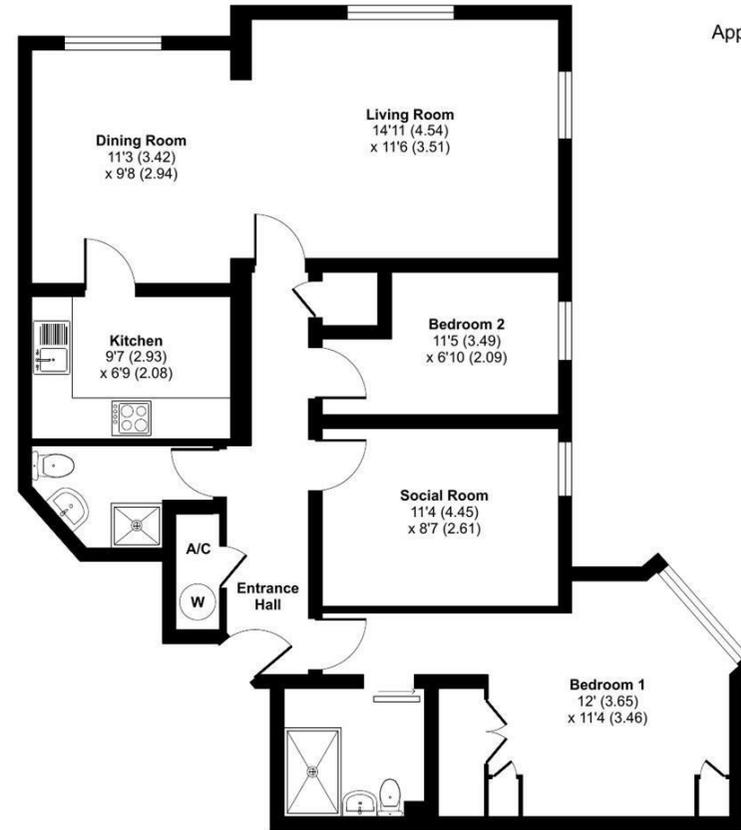
150 year Lease commencing 1992

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 maybe 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 and if ground rent is paid.

EPC Rating: C



Approximate Area = 916 sq ft / 85 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: 1176173

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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