



Flat 46 Pegasus Court North Street

Heavitree, Exeter, EX1 2RP

An exciting opportunity to acquire this well appointed 1 bedroom second floor retirement apartment situated in the much sought after Pegasus Retirement Complex found in the centre of Heavitree. The lounge/diner features tall uPVC double glazed windows opening out to a Juliet balcony and the property benefits from the home comforts of uPVC double glazing and electric heating. This particular apartment enjoys a very appealing position within the development with westerly outlook across communal grounds and surrounding neighbourhood. This is a perfect retirement home for a single person or couple seeking independent living while having the security and peace of mind that comes with this highly regarded retirement development.

Pegasus Court is conveniently situated within just a few minutes easy walking distance of Heavitree Health Practice & pharmacy, Co-op convenience store, regular bus service to and from the city centre and other town and coastal destinations, Heavitree Pleasure Park with new community hub/café, and Heavitree's comprehensive shopping centre which includes a post office providing everyday business and personal banking.

Asking Price £144,500

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- Private Entrance Hall
- Kitchen with Window and Open View
- Economy 7 Night Storage Heating
- Unallocated Residents' Parking & Lovely Communal Grounds
- Emergency Pull Cords
- Double Bedroom (with built-in double wardrobe)
- uPVC Double Glazing
- Lounge/Diner
- Spacious Shower Room
- Pleasant Westerly Outlook Across Communal Grounds & Neighbourhood

Entrance Hall

Lounge

18'1" x 11'2" (5.53m x 3.42m)

Kitchen

6'5" x 7'8" (1.97m x 2.34m)

Bedroom 1

14'4" x 9'0" (4.39m x 2.76m)

Shower Room

7'1" x 6'5" (2.18m x 1.96m)

Lease Information - 125 years from

2001

Annual Service Charge - £3217.26.

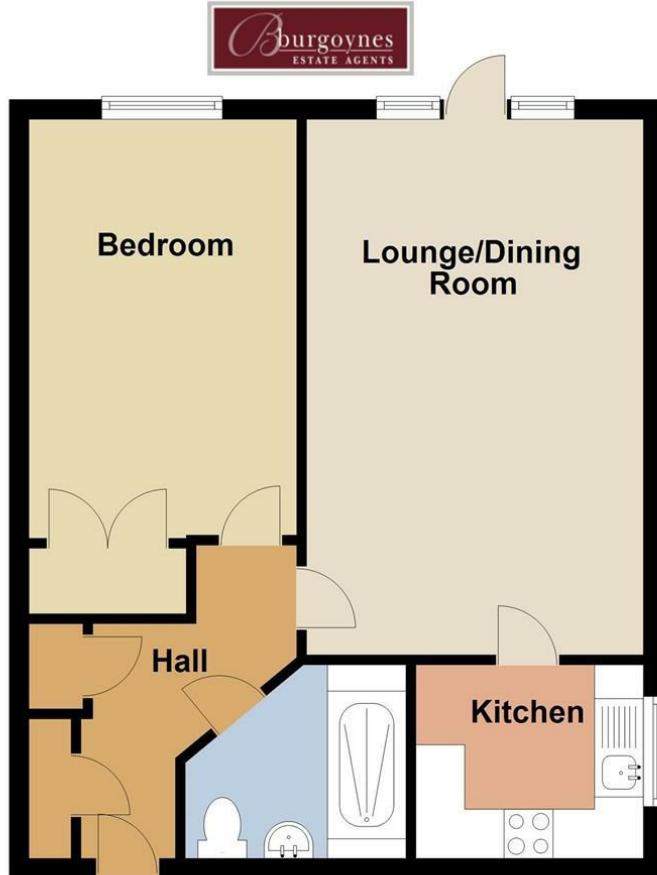
Annual Ground Rent - £399.00 P/A.



Directions



Floor Plan



Total area: approx. 47.2 sq. metres (507.9 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

Flat 46, Pegasus Court, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC