



35 Pegasus Court  
Silver Street, Nailsea,  
North Somerset



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PEOPLE & PROPERTY



## 35 Pegasus Court, 83 Silver Street, Nailsea, North Somerset BS48 2BP Offers in the region of £285,000 - Leasehold

A quite exceptional 2 bedroom first floor retirement apartment, found in a superb position within this sought after development and considered by most, including the original developers, to be the best positioned 2 bedroom property at Pegasus Court enjoying a fantastic south facing position bathing the apartment in sunshine virtually all day. This was precisely the reason the present owners chose this apartment when new and why we expect strong interest now.

The property was originally destined to be a show apartment but was snapped up by our clients before it could be used for visitors to view. While all of the two bedroom apartments in the building are well designed, this particular layout is different from the majority of the apartments, and it is superior in several ways. The position is certainly prime, and the neutral and light décor enhances the feeling of space. The living room is larger in this style of property and here enjoys a far reaching outlook to the south. The well balanced accommodation also includes an attractive reception hall with built in storage, two double bedrooms and a very spacious bathroom with bath and separate shower.

Pegasus Court offers a good selection of facilities with attractive well-lit and maintained communal areas, lifts to all floors (and staircases), a very pleasing residents lounge that can be used for private parties, a laundry room, a guest suite that may be hired for visitors and parking with under cover charging points for mobility scooters etc.



*The light, bright outlook*



*The well-proportioned kitchen with integrated appliances*

### **The Accommodation**

The welcoming entrance hall is particularly spacious and has a cupboard housing the insulated hot water cylinder, a cloaks cupboard and a further utility cupboard with some shelving. There is an 'entry phone' remote doorbell system and an emergency alarm cord.

The living room is an ample lounge diner and a charming space with a Juliet balcony allowing an outlook to the front and offering a sunny southerly aspect. A feature fireplace with coal effect electric fire provides a lovely focal point to the room, there are TV and telephone points, a broadband point and a door leads through to the kitchen.

The kitchen is fully fitted with a range of contemporary Shaker style wall and floor cupboards, roll edge granite effect laminated work surfaces with an inset easy clean ceramic hob and concealed illuminated cooker hood above. There is an inset single drainer stainless steel sink unit and mixer tap over, a built in eye level electric oven-grill, space for a full height fridge-freezer and unusually at Pegasus Court space for a dish washer - most apartments do not have this facility. The surrounds are ceramic tiled and a uPVC double glazed window again allows an outlook to the south.

Both bedrooms are attractive double rooms though the second bedroom is currently furnished as a study and dressing room with large free-standing wardrobes. The principal bedroom is outstanding offering very good proportions, built in wardrobes and niceties such as bedside light switching and TV points. Both bedrooms are arranged to take advantage of the outlook to the south and are therefore lovely sunny rooms.

The spacious bathroom is fully tiled to complement the white suite that comprises a full width shower enclosure with thermostatically controlled shower, a wash hand basin set in a vanity unit with cupboards beneath and a close coupled WC. Fitted wall mirror, electric shaver light point, a fan assisted wall heater, a heated towel rail, an automatic extractor fan and an emergency alarm cord.

**Outside:** The landscaped communal gardens and grounds create a most attractive setting. All garden maintenance and general external maintenance is included in the service charge. The picturesque gardens are arranged mostly to the rear of the building. The communal parking is arranged at the front of the building and accessed from Silver Street with non-allocated spaces for residents and visitors.

**Guest Suite:** A guest suite is conveniently located close to this apartment and can be booked for a small additional charge for resident's visitors to enjoy a comfortable, hotel-style room with en-suite facilities.

**Residents Laundry:** Washing and drying machines, which are raised up for easy loading.

**Residents Lounge:** Spacious and elegantly furnished with an adjoining kitchen, the ideal space in which to enjoy afternoon tea, have a friendly chat or attend a social event. In addition, the Residents Lounge is also available for owners to hire for private functions and leads to the main gardens at the rear of the building.

**Service Charges and Outgoings:** The service charges include the provision of an estate manager, buildings insurance, electric for communal areas, water and sewerage charges, the care line emergency call facility, external window cleaning every six weeks, gardening, cleaning and maintenance of communal areas, fire systems, lift maintenance, the laundry room, a redecoration fund and contribution to a contingency fund. We understand from our clients that current charges amount to Ground rent - £249:50 per half year and a Service Charge of £2,306.43 per half year that is payable in April and October. Please note that service charges are subject to annual review.

Council Tax Band = D

**Tenure:** This property is leasehold with a 125 year lease expiring January 2134.



*The principal bedroom*



*Spacious bathroom*



*The welcoming reception hall*



**Services:** Mains water, electricity and drainage are connected. Telephone connection available. High speed broadband connection. The property also offers good energy efficiency with an unusually good rating of C-75

**Viewing:** Only by appointment with the Sole Agents: Hensons, telephone 01275 810030 – 7 days a week.

**The Town:** Still known affectionately by many as 'the village', Nailsea is the smallest of the four North Somerset towns but the most conveniently placed for Bristol at just 8 miles from the city.

A good range of amenities are available including large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, a pedestrianised shopping centre with nationally known and smaller independent retailers, a bank and professional offices.

There is high employment, and the schools are good or outstanding with Golden Valley School close by and both Nailsea School and Backwell schools within easy walking distance.

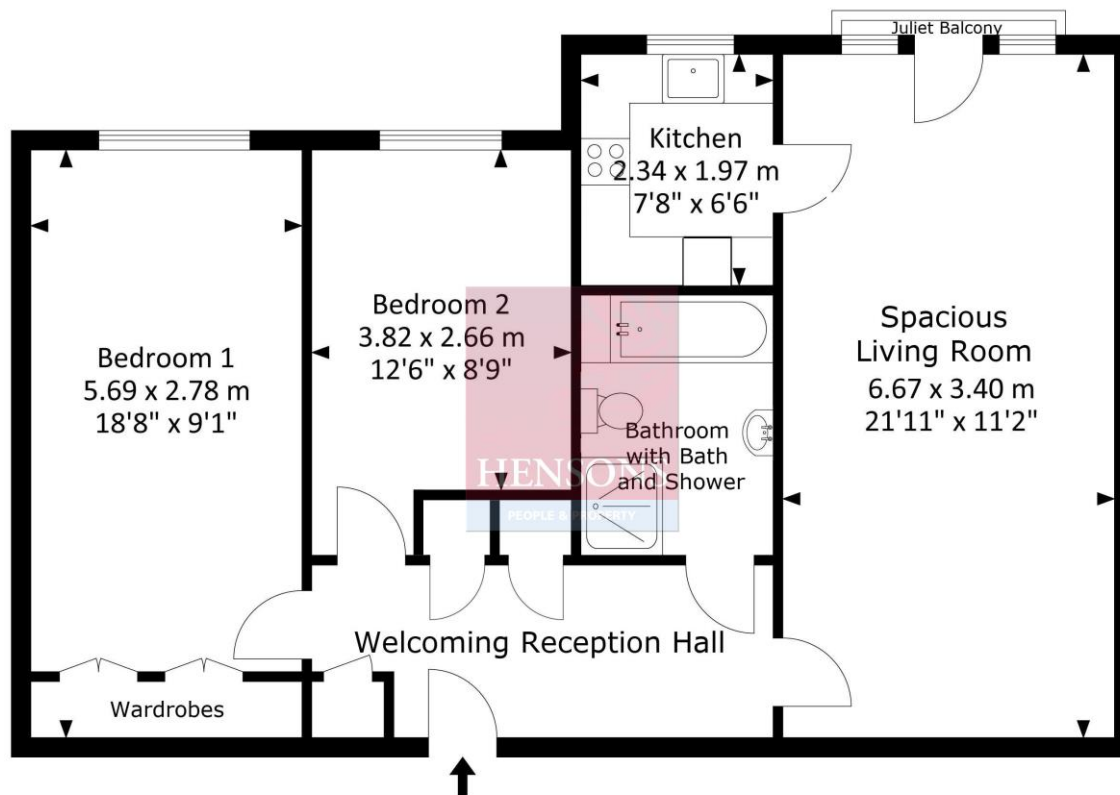
Though well placed for the commuter, Nailsea is surrounded by pretty North Somerset countryside but with easy access to other major centres in the area and access to the Sustrans national cycle network with a good route to Bristol and other destinations. Junctions 19 and 20 of the M5 are less than 6 miles giving easy access to the country's motorway network and a main line rail connection is available at Nailsea and Backwell Station which is within walking distance with direct trains to Bristol, Filton-Abbeywood, Bath and London-Paddington.

### Our London Property Exhibitions:

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**Photographs:** See more photographs at [www.hbe.co.uk](http://www.hbe.co.uk)

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. Tenure and service charge details are provided by and verified by the seller not the agent. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Aerial photographs are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers conveyancer's or solicitors as a sale proceeds. These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons



The entrance to Pegasus Court from the forecourt and the attractive residents lounge



**HENSONS**

Ivy Court,  
61 High Street, Nailsea, Bristol, BS48 1AW  
Telephone: 01275 810030  
Email: [info@hbe.co.uk](mailto:info@hbe.co.uk)

[www.hbe.co.uk](http://www.hbe.co.uk)



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