

## 10 Pegasus Lodge (Ferndown)

New Road, Ferndown, Dorset, BH22 8EJ



**PRICE: £195,000**

**Lease: 125 years from 2000**

### Property Description:

#### **A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR**

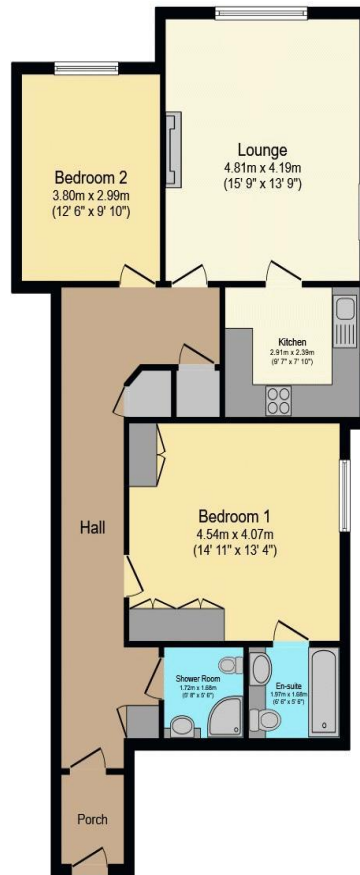
Pegasus Lodge is a development of retirement apartments developed by Pegasus Retirement Homes plc. Pegasus Lodge is situated at the heart of Ferndown within easy reach of local amenities. The development comprises just 14 properties designed to appear as traditional family homes, in keeping with the surrounding area. The facilities at Pegasus Lodge include an Estate Manager who sees to the day-to-day running of the development and can also be contacted in the event of an emergency. For periods when the Estate Manager is off-duty each property is linked to a 24 hour emergency call system.

Each property benefits from accommodation that includes an Entrance Hall, Lounge, Kitchen, Two bedrooms, ensuite bathroom and cloaks/shower room. Please speak to our Property Consultant if you require information regarding event fees that may apply to this

- The Orangery with library and kitchenette
- Lift to all floors
- Communal car park
- Owners Landscaped Communal Garden
- Estate Manager
- 24 hour Emergency Appello call system
- Ensuite Bathrooms
- Minimum Age 60



**For more details or to make an appointment to view, please contact Rachel Hazell**



Total floor area 86.3 sq.m. (929 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**For Financial Year Ending:**

**31/03/2025**

**Annual Ground Rent:**

**£349.00**

**Ground Rent Period Review:**

**Next Uplift 2024**

**Annual Service Charge:**

**£4,455.94**

**Council Tax Band:**

**E**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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