

47 Pegasus Court (Exeter)

North Street, Exeter, Devon, EX1 2RP



PRICE: £150,000

Lease: 125 years from 2000

Property Description:

A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT

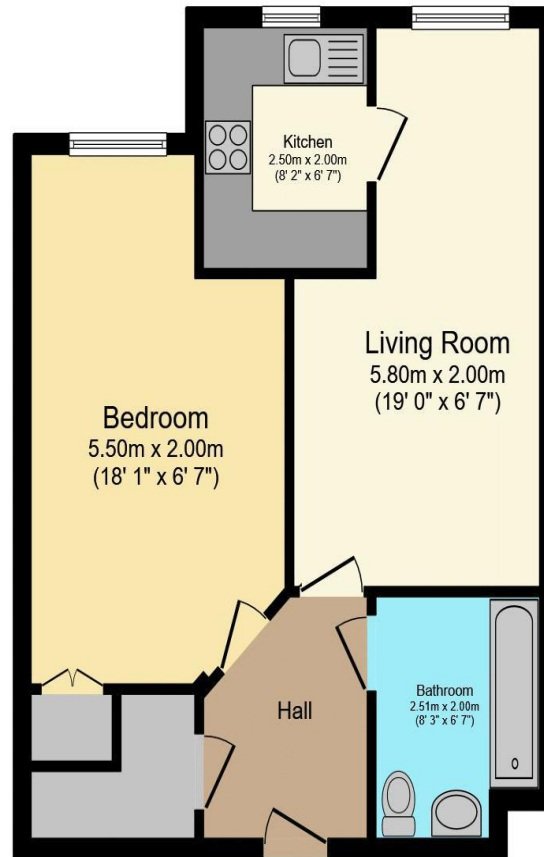
Pegasus Court is a development of apartments designed for the retired and developed by Pegasus Retirement Homes plc. The Estate Manager sees to the day-to-day running of the development and can also be contacted in the event of an emergency. For periods when the Estate Manager is off-duty each property is linked to a 24 hour emergency call system.

Each property includes an entrance hall, lounge, kitchen, one or two bedrooms (some of which have ensuite bathrooms) and bathroom. It is a condition of purchase that residents are over the age of 60 years.

- Communal Lounge
- Communal Laundry
- Lift to all floors
- Satellite Television (additional charges apply)
- Lease - 125 years from 2000
- 24 hour Emergency Appello system
- Guest Suite
- Communal car park and Gardens
- Lease: 125 years from 2000



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



Total floor area 49.1 sq.m. (528 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) A			
(81-91) B			82
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/03/2025

Annual Ground Rent:

£299.00

Ground Rent Period Review:

next uplift 2025

Annual Service Charge:

£3,217.28

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.