

## 44 Pegasus Court (Exeter)

North Street, Exeter, Devon, EX1 2RP



**PRICE: Offers in Excess of  
£150,000**

**Lease: 125 years from 2000**

### Property Description:

#### **ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH GARAGE**

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. Please speak to our property consultant if you require any information regarding Event Fees that may apply to this property.

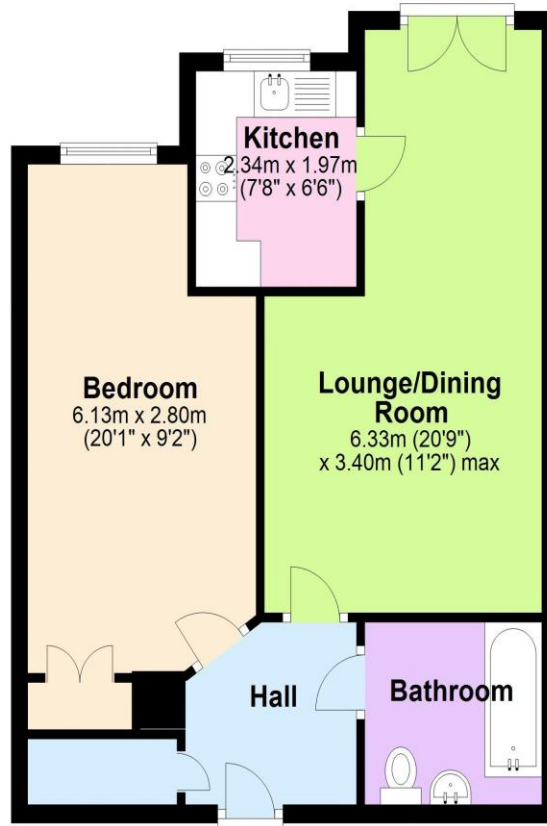
- Minimum Age 60
- Communal Lounge and Laundry
- Guest Suite and Lift to all floors
- Satellite Television (additional charges apply)
- CCTV Security entrance system
- Development Manager
- 24 hour Emergency Appello call system
- Communal car park and Gardens
- Lease 125 years from 2000



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

**Floor Plan**

Approx. 49.1 sq. metres (528.1 sq. feet)



Total area: approx. 49.1 sq. metres (528.1 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
		77	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		68	71
<b>England &amp; Wales</b>	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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Registered in England No. 3829469



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.