

Ground Floor



### Measurements

#### Living/Dining Room

7.87m max x 3.61m max (25'10" x 11'10")

#### Kitchen

2.31m x 2.01m (7'7" x 6'7")

#### Main Bedroom

4.19m max x 2.97m max (13'9" x 9'9")

#### Bedroom Two

4.57m max x 2.84m max (15'0" x 9'4")

#### Shower Room

2.46m max x 1.93m max (8'1" x 6'4")



“The Perfect Retirement Plan”



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## “The Perfect Retirement Plan!”

Occupying a desirable second floor position in the sought after Pegasus Court complex, this two bedroom apartment boasts a well presented interior, generous proportions and a fantastic town centre location, offering the perfect retirement setting!

### Property Highlights

Situated within Pegasus Court for the over 55's, the apartment offers a welcoming environment in a desirable location. The development benefits from an on-site manager, a communal lounge with kitchen area, a gymnasium, a laundry room, a twin room guest suite for visitors and well-maintained communal gardens!

Conveniently located within walking distance of the town centre, the local Co-Op, the larger supermarkets, train station and easy access into Leicester on a nearby bus route.

The apartment is accessed through a secure front door leading into the communal hall area with access to the residents lounge and a lift takes you up to the second floor where apartment 23 is located.

Inviting entrance hall in immaculate decorative order with access to the two storage cupboards, the airing cupboard and benefitting from access to the assistance Care Tech system.

Beautifully appointed living/dining room, well presented with high quality carpeting, decorative coving, an electric feature fireplace and ample space for a small dining table and chairs. There is also a Juliette balcony and access to the kitchen area via the glass panelled internal door.

Modern kitchen situated to the front elevation comprising a range of eye and base level units, a roll top work surface, tiled splash backs and a stainless steel sink with draining board. There is also an integrated oven, microwave, a four-ring gas hob with extractor over and a fridge/freezer.

Two double bedrooms, both in excellent decorative order with attractive coving and with a host of fitted wardrobes.

The main bedroom benefits from fantastic proportions with ample space for a king size bed.

Modern shower room benefitting from being larger than you would expect with floor to ceiling tiling, a heated towel rail and a three piece suite to include an oversized, walk in shower, a vanity enclosed wash hand basin and a low level WC.

Bookable twin bed guest suite for visitors with en-suite shower, on the second floor next to the gym and laundry rooms at £20 per night.

The property is of a leasehold tenure of 125 Years from 1st Jan 2007. There is an annual service charge of £5290 and there is a ground rent of £780 with the next ground rent review not taking place until 1st January 2030.

### Outside

Pegasus Court offers attractively landscaped communal gardens offering the perfect place to sit out and enjoy time with visiting friends, family and other residents. Parking is situated for residents at the front of the property on a first come-first serve basis and there is a small amount of parking for mobility scooters.

23 Pegasus Court  
Market Harborough,  
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£220,000

