



Pegasus Court, Torquay Road, Paignton

Leasehold £159,950



WILLIAMS HEDGE
ESTATE AGENTS



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FLAT 30, PEGASUS COURT, TORQUAY ROAD, PAIGNTON, TQ3 2TZ

Third-floor retirement apartment | Popular development | Minimum age requirement of 55 years
Communal facilities to include residence lounge, dining room, library, observatory and communal parking
Entrance hall | Stairs and lift to the third floor | L-shaped hallway
Triple aspect sitting/dining room with sea views | Fitted kitchen | Two bedrooms | Shower room W.C
Double glazing and electric heating

A top floor retirement apartment in this popular development which is convenient for the amenities of Preston. Accessed via a communal entrance with stairs and a lift to the third floor. Apartment comprises a L-shaped entrance hall with two storage cupboards, sitting/dining room, triple aspect sitting/dining room with some sea views to Brixham, fitted kitchen, two bedrooms and a shower room/W.C. Windows are UPVC double glazed and heating is via electric radiators.

Pegasus Court has a good number of communal facilities including residents lounge, laundry, library, observatory, restaurant, lift, guest suite and resident manager. The development occupies an enviable location close to a variety of local shops and within a short walk of Preston sea front, the town centre and bus services. Viewing is essential to appreciate all that this property has to offer.

The Accommodation Comprises

Communal entrance with stairs or lift to 3rd floor.
Door to

ENTRANCE HALL - 3.38m x 1.98m (11'1" x 6'6")
L-shaped entrance hall with coved and textured ceiling, pendant light points, smoke detector, access to loft space, wall mounted electric heater, secure door entry intercom system and emergency pull cord, storage cupboard with light point and electric meter and consumer unit, airing cupboard with hot water cylinder, doors to

SITTING ROOM - 4.83m x 3.3m (15'10" x 10'10")
Coved and textured ceiling with pendant light point, dual aspect with UPVC double glazed tilt and turn windows with sea views towards Berry Head, nice to hear, light points, TV connection point, telephone point, emergency pull cord doors to



KITCHEN - 2.82m x 1.96m (9'3" x 6'5")
Textured ceiling with strip light, UPVC double glazed tilt and turn window to side. Fitted kitchen with a range of base and drawer units with worksurfaces over, inset sink and drainer with mixer tap over, inset four ring electric hob and extractor over, tiled surround, matching eyelevel cabinets, built-in electric oven.



BEDROOM ONE - 4.57m x 2.54m (15'0" x 8'4")
Textured ceiling with pendant light point, UPVC double glazed tilt and turn window with sea views to Brixham, night storage heater, TV point, telephone point, built-in wardrobe with shelf and hanging rail, emergency cord.



BEDROOM TWO - 3.45m x 2.01m (11'4" x 6'7")
 Textured ceiling with pendant light point, UPVC double glazed tilt and turn window to front aspect with sea view to Brixham, wall mounted electric heater.

SHOWER ROOM/W.C - 2.54m x 1.6m (8'4" x 5'3")
 Textured ceiling with light point, extractor fan, wall mounted electric heater. Comprising shower cubicle with electric shower, pedestal wash hand basin, tiled splashback, close couple W.C, heated towel rail, strip light and shaver socket, emergency pull cord.



TENURE - LEASEHOLD

Freeholder: Hart Retirement Developments
 Lease - 150 Years from November 1990
 Management Company: First Port
 If you would like to contact the Head Office of the First Port Group, please call 01425 638863 or email enquiries@firstport.co.uk

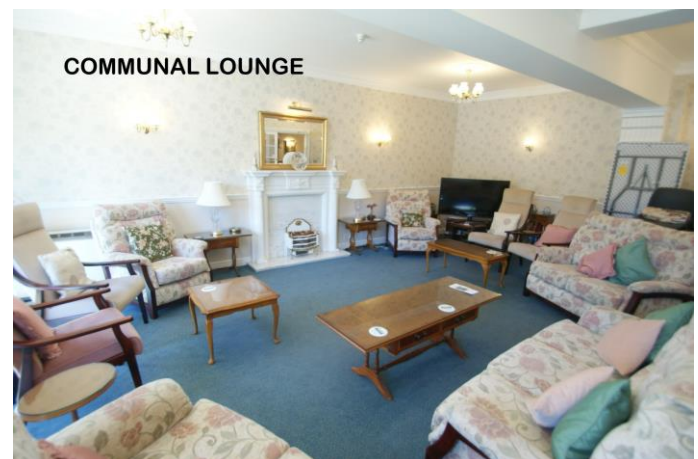
Maintenance/Services Charges - To be confirmed - to include water charges, buildings insurance, cost of on-site administrator and accommodation, general maintenance, cleaning, heating and internal decoration of communal areas, external decor, gardening, lift maintenance, window cleaning six times per year.

Alarm System: Alerts the manager. However, if manager is off site, the alert is diverted to a Central Control Room (Care line)

Ground Rent - to be confirmed

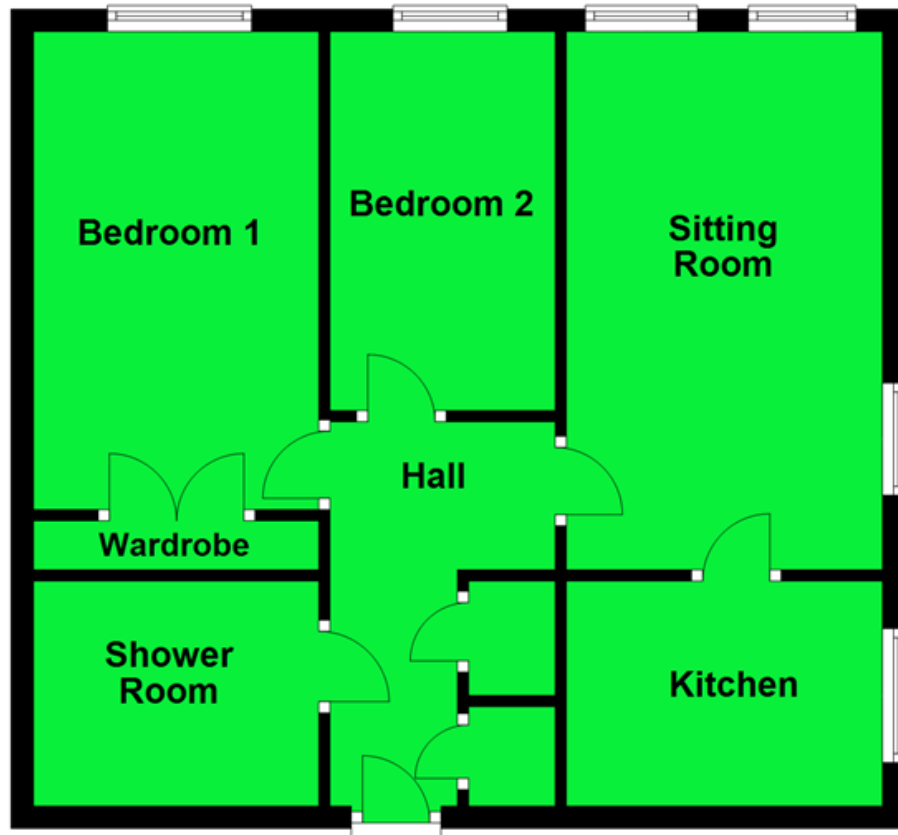
Communal Facilities include: -
 Communal Lounge with kitchen facilities
 Two Communal Laundry Rooms
 Restaurant
 Library
 Observatory
 Two External Timber Roof Decks with sea views

Retirement Properties for age 55yrs and over
 24-hour Emergency Care line system
 On Site Manager (in residence)
 Coffee Mornings/Afternoon tea/Bingo/Whist/Craft Afternoon etc
 Residents' parking spaces (not allocated, first come first served)



This Floorplan is not to scale and should only be used as a guide.

Floor Plan



Age: 1989 (unverified)	Postcode: TQ3 2TZ
Current Council Tax Band: D EPC Rating: C	Stamp Duty:* £0 at asking price
Electric meter position: Hall	Gas meter position: N/A
Boiler positioned: N/A	Water: Included
Total Floor Area: 78sqm, 839sqft approx.	Rear Garden Facing: N/A

This information is given to assist and applicants are requested to verify as fact.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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