



16 PEGASUS COURT,
PORTISHEAD, BS20 6ZE

GOODMAN
& LILLEY



A BEAUTIFULLY PRESENTED, GROUND FLOOR ONE BEDROOM RETIREMENT APARTMENT SET IN A HIGHLY DESIRABLE AND PEACEFUL POSITION WITHIN PEGASUS COURT AND AFFORDING DIRECT ACCESS TO THE FRONT COMMUNAL GARDENS.

Pegasus Court is the nearest retirement complex to Portishead High Street and offers fantastic communal facilities (including a residents lounge with kitchenette, library area and access to the communal garden, guest suite with en-suite, laundry room, gated parking, estate manager and beautifully manicured south facing communal gardens) and is kept to a superb standard throughout. With safety and security in mind, there is a security camera to the main entrance and all apartments are fitted with Care Line 24-hour emergency call systems.

In brief, the accommodation comprises; entrance hall, storage cupboards, bathroom, master bedroom, open-plan living room leading through to the dining area which features double doors onto a private patio and kitchen to finish.

Goodman & Lilley anticipate a good degree of interest, call us today on 01275 430440 and talk with one of our friendly property professionals to arrange a viewing.

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Leasehold with management charges First Port - £1441.09 per half year E & M £229.50 per half year. There is a 125 year lease, with 107 years remaining.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: All mains services connected.

Accommodation Comprising

Entrance Hall

Secure front door opening to the entrance hall, additional storage space, doors opening to the bedroom, shower room and the living/dining room.

Cupboard

Spacious walk-in cupboard with further storage cupboard, electric boiler which serves the domestic hot water and additional shelving.

Living Room

A wonderful bright and spacious room which leads neatly through to the dining area, electric storage heater, TV & telephone points, coving to ceiling.

Dining area

Affording a delightful open aspect with views and access onto the communal gardens via glazed french doors, ample space to position a dining room table and chairs, coving to ceiling, glazed door to:

Kitchen

Fitted with a matching range of modern white fronted bases with drawers and eye-level units. Work surfaces incorporating an inset stainless steel sink unit with single drainer and stainless-steel mixer tap. Tiled splashbacks, integrated fridge and freezer, fitted eye-level electric fan-assisted oven with built-in microwave oven above, four ring electric hob with extractor hood over, coving to ceiling, uPVC double glazed window to front affording a wonderful open aspect over the communal garden.

Bedroom

uPVC double glazed window to front overlooking the communal garden, fitted double wardrobes with hanging rail and overhead storage, electric storage heater, TV & telephone points, coving to ceiling.

Shower Room

Fitted with three piece modern white suite comprising; low-level WC, walk in double shower with glass screen, wash hand basin vanity unit above, tiling to splash prone areas, heated towel rail, electric fan heater, extractor fan and shaver point.

Parking

There is ample residents parking accessed through the secure remote controlled wrought iron gates.

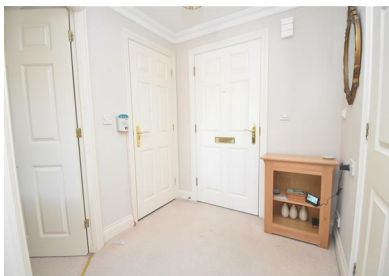
Communal Facilities

Pegasus court offers a range of communal facilities including; manicured gardens, residents lounge, secure entrance, in house building manager, guest suite that can be rented to visiting friends or family and a laundry room.

- Ground Floor Apartment
 - Communal Facilities
 - No Onward Chain
 - Just off of the High Street
- Private Patio
 - Level Approach To High Street
 - Over 55's Development
 - Beautiful Communal Gardens

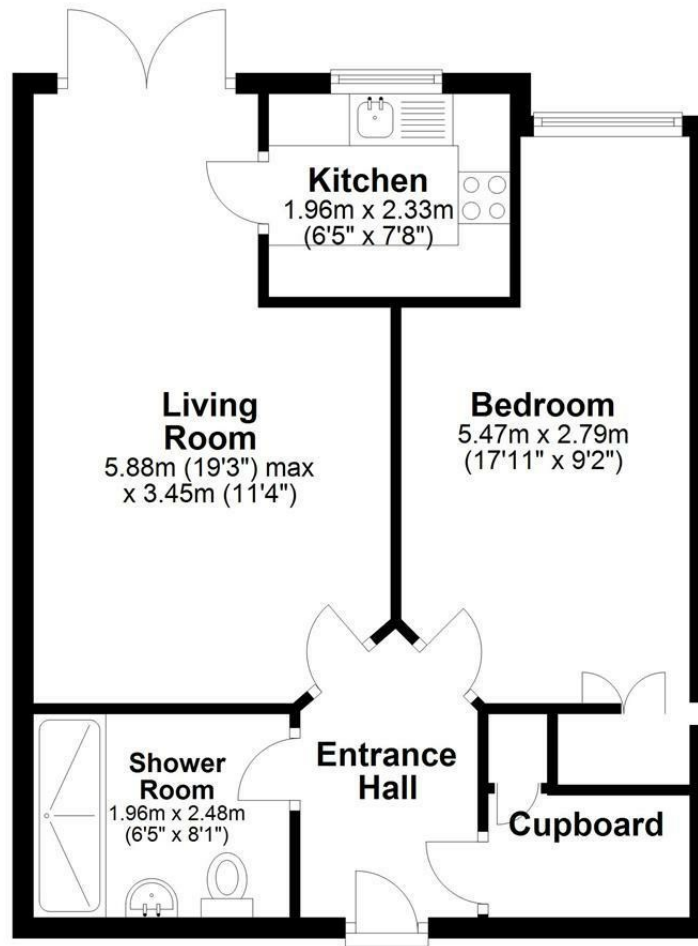


GUIDE PRICE £124,995



Ground Floor

Approx. 49.6 sq. metres (534.4 sq. feet)



Total area: approx. 49.6 sq. metres (534.4 sq. feet)

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.