



PEGASUS COURT 159 BRAMPTON WAY,
PORTISHEAD, BS20 6ZE

GOODMAN
& LILLEY



A VERY WELL PRESENTED, GROUND FLOOR ONE BEDROOM RETIREMENT APARTMENT SITUATED WITHIN A LEVEL APPROACH TO PORTISHEAD'S TRADITIONAL HIGH STREET AND BENEFITING DIRECT ACCESS TO THE WELL PRESENTED ENCLOSED 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 apartment comprises; entrance hall, living room/dining area which uniquely features access to a courtyard which then opens out to the manicured communal gardens. A kitchen, spacious bedroom and a shower room completes the accommodation.

Goodman & Lilley anticipate a good degree of interest due to the unique position in the building and the direct access to the communal gardens. 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 and therefore subject to the following charges: Please note that these charges are subject to change. Service Charge: £2,319 p/a Ground Rent: £459 p/a Length of lease: Remainder of 125 years (approx. 110 left to run)

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: Mains electric, water & drainage.

Accommodation Comprising:-

Entrance Hall

Secure front door opening to entrance hall, cupboard housing electric boiler which serves the heating system and domestic hot water, doors opening to the bedroom, shower room and the living/dining room.

Living/Dining Room

Enjoying a westerly aspect with uPVC double glazed French doors opening to the patio and onto the communal garden, electric storage heater, TV point & telephone point. The dining area offers ample space to dine whilst enjoying an outlook.

Kitchen

Fitted with a matching range of modern wood fronted base and eye level units with drawers and worktop space over, stainless steel sink unit with single drainer with tiled splashbacks, integrated fridge and freezer, fitted eye level electric fan assisted oven, built-in four ring ceramic hob with extractor hood over, space for microwave, uPVC double glazed window to rear, coving to ceiling.

Master Bedroom

uPVC double glazed window to rear aspect, fitted double wardrobe(s), electric storage heater, TV point, coving to ceiling, uPVC double glazed window with views over the garden.

Communal Facilities

Pegasus Court offers excellent communal facilities including residents lounge, on-site manager, beautifully tended communal gardens, visitors guest suite, lift, laundry room and parking.

- Ground Floor Retirement Apartment
- On Site Facilities
- Living Room/Dining Room
- Communal Gardens

- One Doube Bedroom
- Level Access To The High Street
- Quiet Position
- No Onward Chain

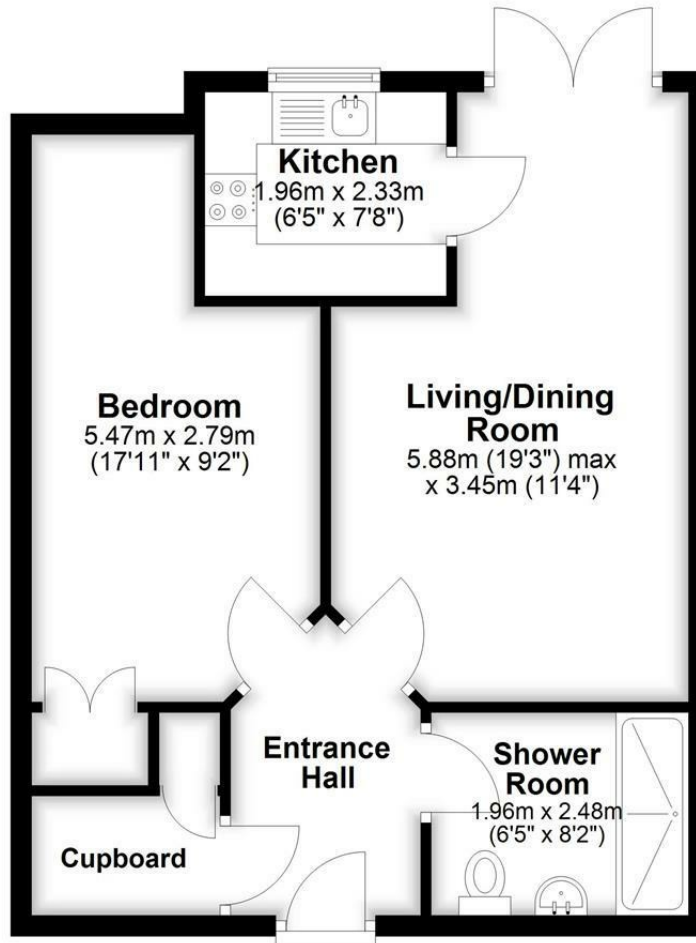


GUIDE PRICE £160,000



Ground Floor

Approx. 49.6 sq. metres (534.0 sq. feet)



Total area: approx. 49.6 sq. metres (534.0 sq. feet)

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopa.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.