



**Leicester Road, Market Harborough, LE16 7AP**

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# Property Description

Pegasus Court is a development for the over 55s and offering a welcoming environment for its residents. The residents have access to an on-site manager, communal lounge with a kitchen area, gymnasium, laundry room, a twin room guest suite for visitors and well-maintained communal gardens. The apartment is accessed through a secure front door leading into the communal hall area with access where stairs or a lift takes you up to the second floor.

The entrance hallway leads through to a spacious living room with a set of French doors leading out to a private patio area. An archway from the living room leads through into the kitchen, which is fitted with a good range of base and wall units, built in electric oven, hob and fridge freezer, a window overlooks the front elevation.

From the entrance hallway the principle bedroom boasts a range of fitted wardrobes which provide hanging and storage space, and across the hall is the bathroom which has a suite comprising of a bath, separate shower unit w/c, and wash hand basin, there is also a useful store and airing cupboard. Outside there is a parking area for residents and visitors.

Market Harborough has excellent shopping and supermarket facilities, nearby churches, cafes, restaurants and a theatre. Welland Park with its many leisure opportunities is also within walking distance. Market Harborough has mainline rail services to London St Pancras in about an hour, the M1 is accessible at Junction 20, and the A14 lies to the south.



## Key Features

- Ground Floor Retirement Apartment
- Recently Fitted Carpets
- Living Room With Access To Patio Area
- Well Appointed Kitchen With Built In Oven & Hob
- Bedroom With Fitted Wardrobes
- Bathroom With Bath, And Separate Shower
- Residents, Communal Gym, Lounge And Gardens
- Close To Town Centre And All Amenities
- No Upward Chain

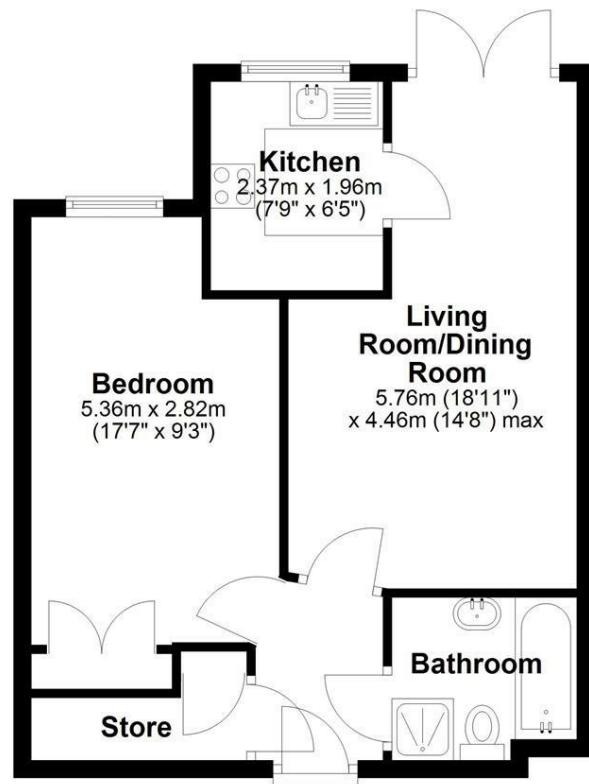
**£125,000**





## Ground Floor

Approx. 44.6 sq. metres (480.0 sq. feet)



Total area: approx. 44.6 sq. metres (480.0 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - B

Tenure - Leasehold

Council Tax Band - B

Local Authority  
Harborough

## DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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