established 200 years

Tayler & Fletcher

4 Pegasus Court

, Bourton-On-The-Water, GL54 2BA

Guide Price £195,000

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A well appointed two bedroom first floor apartment set in the heart of a popular development for the over 55's with single garage and communal gardens, situated close to all of the village amenities. NO ONWARD CHAIN.

LOCATION

Pegasus Court is situated in a mature residential area in the heart of the village, within walkable distance from the village centre and Co-Op supermarket. Bourton provides an excellent range of local facilities including a range of boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the popular Cotswold Secondary school. The area's larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance and there are main line rail services at Kingham (8 miles) (Paddington 80mins approx) and a comprehensive local bus network radiating from Bourton. The village is set in the heart of the Cotswold Hills which provide outdoor rural leisure pursuits.

DESCRIPTION

No. 4 Pegasus Court comprises a well appointed, spacious and light first floor apartment with a lovely southerly aspect out from the Pegasus Court development over the communal gardens and grounds and in turn looking out to Roman Way. The apartment has two good sized bedrooms, a principal living room with dual aspect, a kitchen/ breakfast room and a shower room. It also has a particular advantage of a single garage. Pegasus Court in general occupies a superb position just off Roman Way close to the village centre and all of the village amenities.

Approach

Via the communal front door into the communal hallway and take the stairs to the first floor where the door to Apartment 4 is the first on your left hand side, being a painted solid timber door to:

Hall

With wall mounted Haverland electric heater, access to roof space, painted timber door to cloaks cupboard with built-in shelving and electricity fuse box and separate painted timber door to airing cupboard with foam lagged hot water cylinder and pine slatted shelving. Solid painted timber door to:

Living Room

With double aspect and being a light and spacious room with wall mounted Haverland heater and wide double glazed casement windows to front and side elevations, coved ceiling, entry phone system, three wall light points and interconnecting doorway through to the:

Kitchen/ Breakfast Room

Comprising a fitted kitchen with one and a half bowl stainless steel sink unit with brushed stainless steel mixer tap, four ring Hotpoint electric hob, a comprehensive range of below worksurface cupboards and drawers, space and plumbing for washing machine, space for refrigerator and three quarter height unit to one side with built-in Hotpoint microwave and built-in Hotpoint Oven/grill with cupboards above and below, eye-level cupboards and extractor over hob. Tiled splash back. Double glazed casement window to front/side elevation.

From the hall, painted timber door to:

Shower Room
With tiled floor and deep walk-in shower with glazed panel, tiled surround and Mira electric shower, low-level WC, pedestal wash hand basin with chrome mixer tap, tiled splashback, glazed shelf and mirror over with Linolite striplight and separate wall mounted medicine cabinet. Vertical heated towel rail.

From the hall, to the far end, solid timber door to:

Bedroom 1
With double aspect with double glazed casements to rear and side elevations and Haverland heater, substantial wardrobe with hanging rail to side.

From the hall, painted timber door to:

Bedroom 2
With double glazed casement window to side elevation with Creda panel heater.

OUTSIDE
No. 4 Pegasus Court is approached from the communal parking area which is accessed off Roman Way with an extensive pavioured parking area and in turn leading to a terrace of five garages of reconstituted stone elevations under a plain concrete tiled roof the first garage on the right hand side belonging to apartment 4. There are communal gardens comprising lawn and shrub areas with a number of roses interspersed throughout.

TENURE - Leasehold
This property has a 150 year lease which commenced in January 1988, leaving approximately 113 years remaining on the lease.

MANAGEMENT CHARGE
Ground Rent is £595 per annum and the Service charge is £3,162 per annum both paid quarterly in advance. Further details available from the Agents.

SERVICES
Mains Electricity, Water and Drainage are connected. Electric heating.

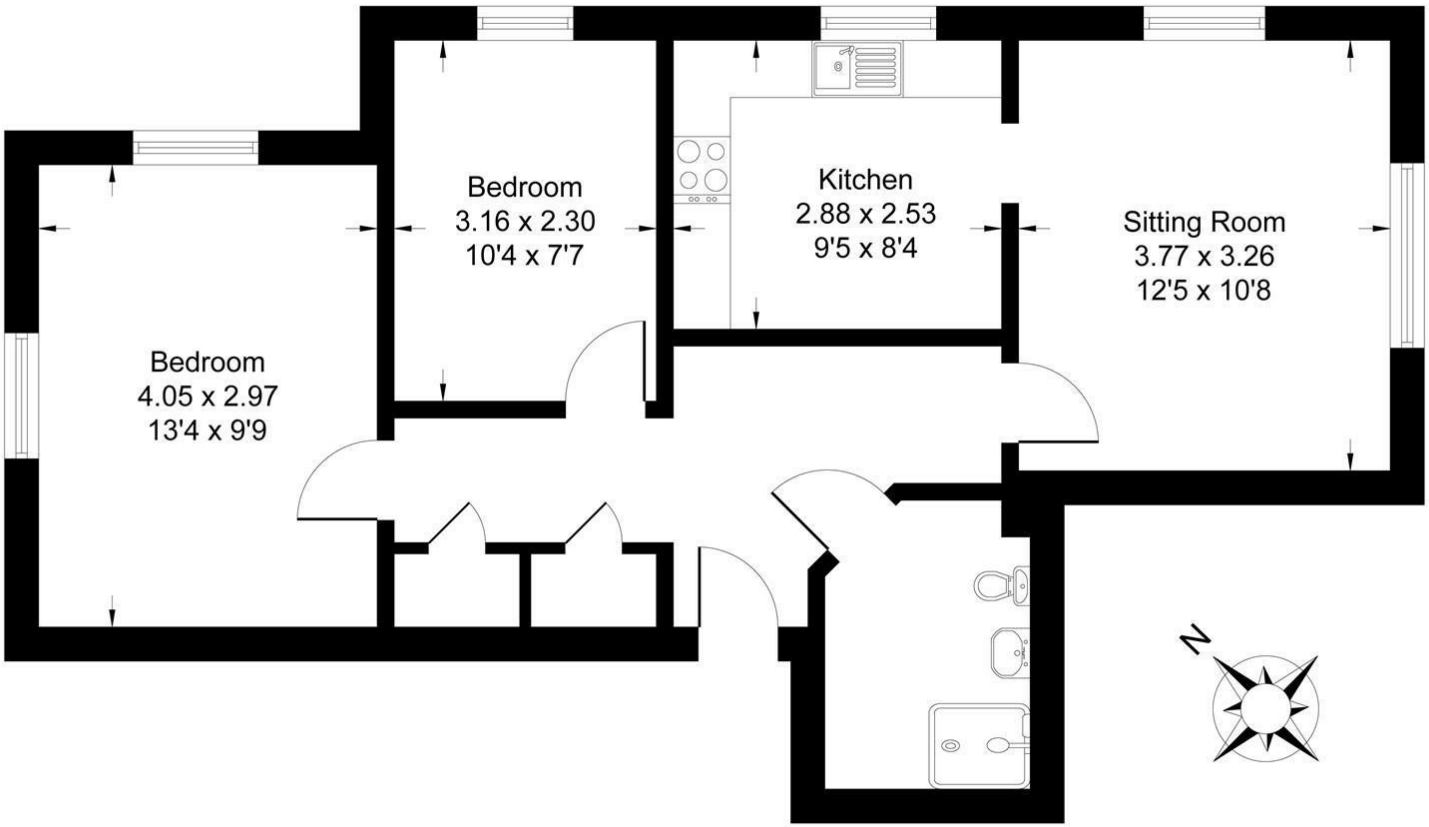
LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX
Council Tax band C. Rate Payable for 2026/ 2027: £2140.31

DIRECTIONS
From the Bourton office, proceed down through the High Street passing the green and the village centre. At the junction turn left in to Station Road. Pass the service station and take the right hand turn into Roman Way and then immediately left into Pegasus Court. There is communal parking in front of the block of garages and on the right hand side.

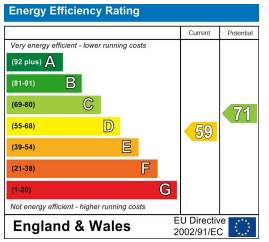
What3Words: ///feels.securing.signs

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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