



smarthomes

Pegasus Court

Union Road, Shirley, B90 3BU

- A Well Presented First Floor Retirement Apartment
- Double Bedroom With Fitted Wardrobes
- Emergency Pull Cord System
- No Upward Chain

£115,000

EPC Rating 82

Current Council Tax Band C





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



Pegasus Court is a popular retirement development comprising of 39 retirement apartments with gated access to communal parking and benefits from an Estate Manager, 24 hour emergency pull cord system, guest suite, communal laundry facilities, battery charge facility for mobility scooters, communal gardens, owners lounge with kitchen, library area and fitness suite



Access to the building is gained via communal entrance door with intercom security system leading through to a communal foyer with managers office and residents lounge. There is lift and stair access to all floors and on the first floor a private front door leads into

Private Entrance Hall

With electric wall heater, useful storage cupboard, ceiling light point, emergency pull cord and doors leading off to



Lounge Diner to Front

19' 0" x 10' 9" (5.8m x 3.3m) With double glazed window to front elevation, two ceiling light points, wall lighting, electric storage heater, coving to ceiling and electric fire suite

Kitchen to Front

6' 6" x 6' 2" (2.0m x 1.9m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring Hotpoint induction hob with extractor over, inset eye-level Hotpoint oven and grill and microwave oven, integrated fridge freezer, ceiling light point, coving to ceiling and double glazed window to front





Bedroom One to Front

17' 8" x 9' 2" (5.4m x 2.8m) With double glazed window to front elevation, electric storage heater, two ceiling light points, coving to ceiling, emergency pull cord and built-in wardrobes

Shower Room

6' 10" x 6' 2" (2.1m x 1.9m) Being fitted with a three piece white suite comprising of; over-sized shower enclosure with thermostatic shower and grab rails, WC with enclosed cistern and vanity wash hand basin with complementary tiling to walls, shaver socket, electric heated towel rail, electric wall heater, extractor, ceiling light point and emergency pull cord

Tenure

We are advised by the vendor that the property is leasehold with approx. 106 years remaining on the lease, a service charge of approx. £1700 per annum and a ground rent of approx. £398 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B	82	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.