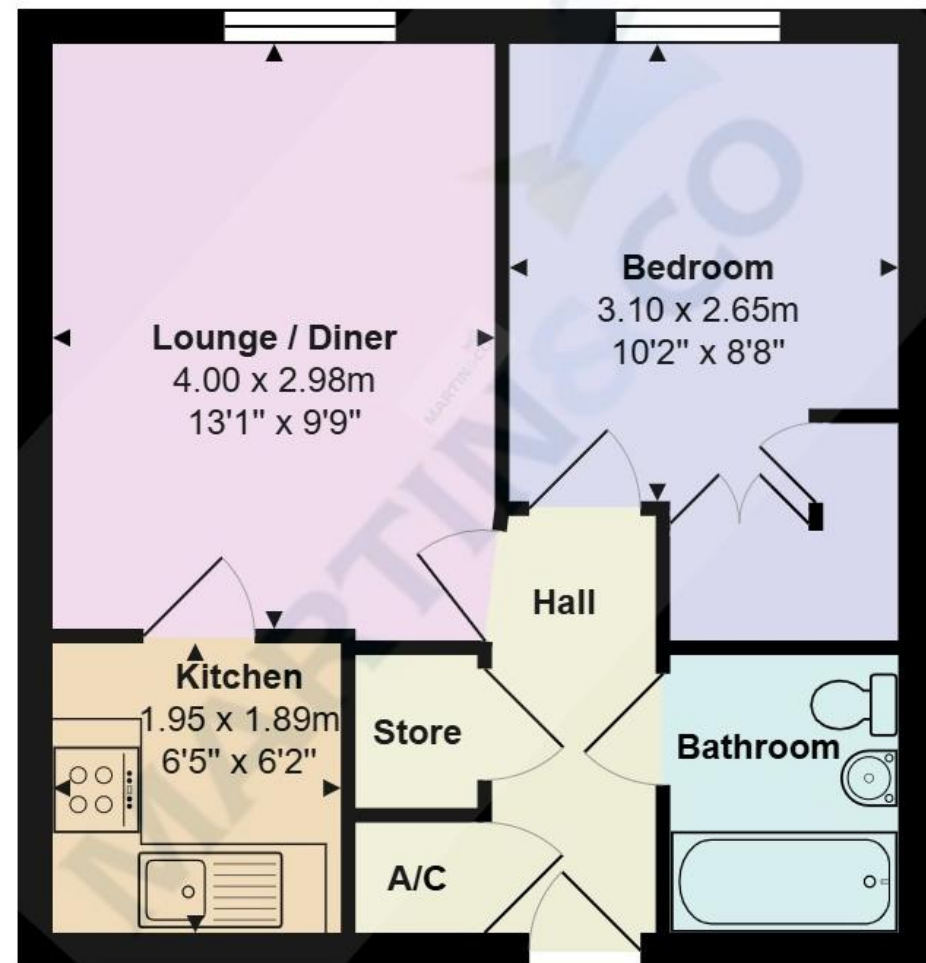


Property Location Lansdowne



Total Area: 35.2 m² ... 379 ft²

All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Pegasus Court, Lansdowne Road

Sale By Tender £79,995

Martin & Co Bournemouth
 • 192 Seabourne Road • Bournemouth • BH5 2JB
 T: 01202 559922 • E: bournemouth@martinco.com

01202 559922

<http://www.bournemouth.martinco.com>



- 1 Bed Retirement Apartment
- Owners Private Car Park
- House Manager 5 Days A Week
- Chain Free
- Communal Areas Include
- Laundry
- Heated Swimming Pool
- Jacuzzi
- Hairdressing Salon
- 24 Hour Careline System
- Owners Lounge W/ Library Area
- 122 Year Lease



Why you'll like it

This second-floor retirement apartment in Pegasus Court, 58 Lansdowne Road, Bournemouth, BH1 1RH offers a rare opportunity to enjoy comfortable, secure living close to the heart of the town and the coast. Designed exclusively for the over-55s, Pegasus Court blends independent living with peace of mind and a friendly community atmosphere.

Step inside to a welcoming entrance hall which includes useful storage cupboards. The seating area is naturally bright, flowing into a well-appointed modern kitchen equipped with integrated appliances including oven, hob, microwave and fridge/freezer. The generous principal bedroom benefits from fitted wardrobes and overlooks pleasant communal surroundings. A contemporary bathroom completes the accommodation in excellent order throughout.

Safety and convenience are at the core of the design. The apartment is supported by a 24-hour emergency Careline system monitored by an on-site House Manager during the day and a dedicated alarm service overnight. Secure entry systems, fire and smoke detection in both the apartment and common parts ensure reliable protection. Owners enjoy access to communal facilities including a lounge with events, guest suite for visitors, and shared laundry.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Nestled less than half a mile from local shops, cafés and amenities in Charminster, it is also within easy walking distance of Bournemouth train station offering links to London and beyond. The beautiful beaches, theatres, cafés and gardens of Bournemouth town centre lie just a short stroll away. With Meyrick Park nearby providing a green retreat and regular bus routes on the doorstep, the location combines coastal appeal with urban convenience.

This is more than just a flat - it is a secure, sociable and low-maintenance lifestyle in one of Bournemouth's most desirable retirement developments.

Important Notice: This sale is subject to the Grant of Probate. Completion of the transaction cannot take place until probate has been granted.

Agent Notes-
Leasehold
Lease Length - 122 Years
Remaining
Service Charge- £4,436.31 per annum
Ground Rent- £0
Council Tax Band- D
EPC- C

