



29 Pegasus Court, Union Road, Shirley B90 3BU

£200,000

[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)

## Key Features

Lift Access / Reception Hall  
 Living Room / Fitted Kitchen  
 Two Bedrooms  
 Re-Fitted Shower Room / Care Line  
 Electric Heating / Double Glazing  
 No Chain

Communal Facilities include:  
 Residents' Lounge, Guest Suite,  
 Laundry, Gymnasium,  
 Car Parking and Gardens

29 Pegasus Court is a modern, first floor, two bedroomed, retirement apartment, conveniently situated to Shirley Parade within this highly regarded residential area.

## Tenure

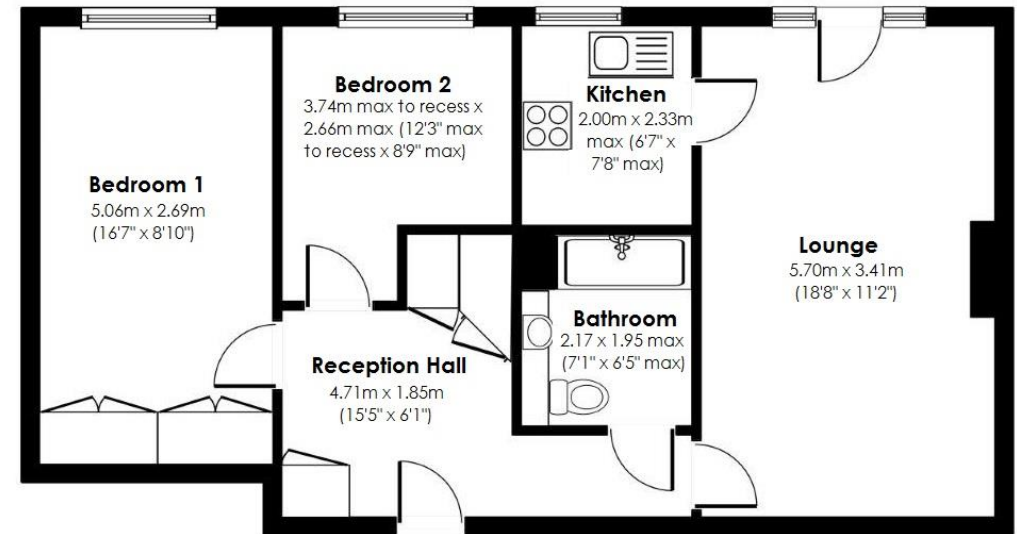
We have been advised that the property is LEASEHOLD with approximately 115 years unexpired and is subject to a six monthly service charge of £1518 and a ground rent charge of £245 per annum. However, you should check this with your legal advisor before

## Vendor's Comments

Mum moved to Pegasus Court from Swansea in 2006 to be closer to her family. It was a big move as she was downsizing from a 4 bedroom detached home and obviously had to come to terms with moving into a new location and property, albeit a sizeable 2 bedroom apartment in a high quality hotel-like environment.

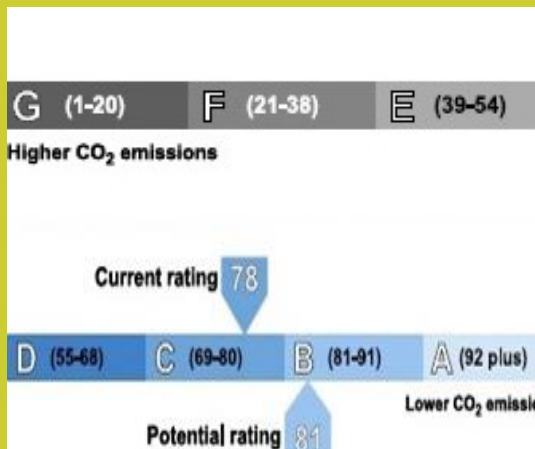
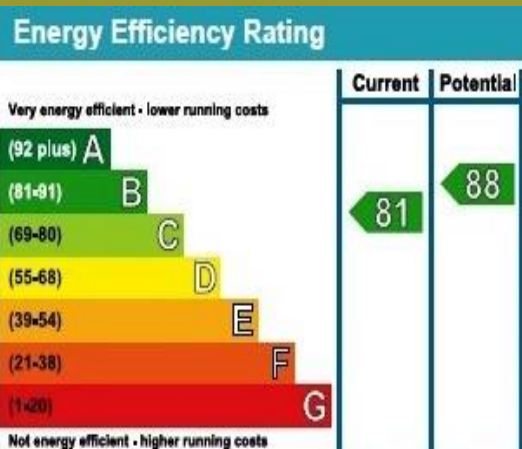
Mum used the communal lounge regularly for coffee mornings and Sunday afternoon teas, she used the gym twice a week and spent time in the gardens enjoying the company of her friends and the well-kept Pegasus Court gardens. Often though, she would welcome the peace and quiet to read, watch television and rest, Pegasus Court can be a very tranquil place during most of the time.

Being close to Shirley, the pubs, the bus stop, the supermarkets and being over the road from the doctors was a blessing. The move to Pegasus was, in her opinion, one of the best life decisions she had made and she enjoyed 8 very happy years there.



## Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



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