

Pegasus Court Two Bedroom First Floor Retirement Apartment



38 Pegasus Court, Fleet, GU51 4SX

The Property

A two bedroom first floor apartment situated within Pegasus Court, a popular development for those aged 55 and over.

Accommodation

The accommodation comprises two bedrooms (both benefitting from built-in wardrobes), shower room, dual aspect living room and kitchen with a range of units, oven, hob, extractor, fridge, freezer and washing machine.

In addition there is a stairlift to the apartment.

All residents have access to the communal lounge, laundry and parking. There is also a delightful conservatory as well as guest suite.

Outside

Externally, the property benefits from use of the communal grounds which are predominantly laid to lawn with mixed stock and shrub borders.

Additional Information

Service Charge is currently £1,041 per quarter
There are 125 years on the lease

Location

The property is located close to Fleet town centre with its extensive range of shopping and leisure facilities, restaurants, bars and coffee shops. There are health care services including GP surgeries and dental surgeries plus churches of various denominations.

Fleet mainline railway station is also close by and offers services to London Waterloo from 43 minutes whilst Junction 4a of the M3 motorway is a short drive away.









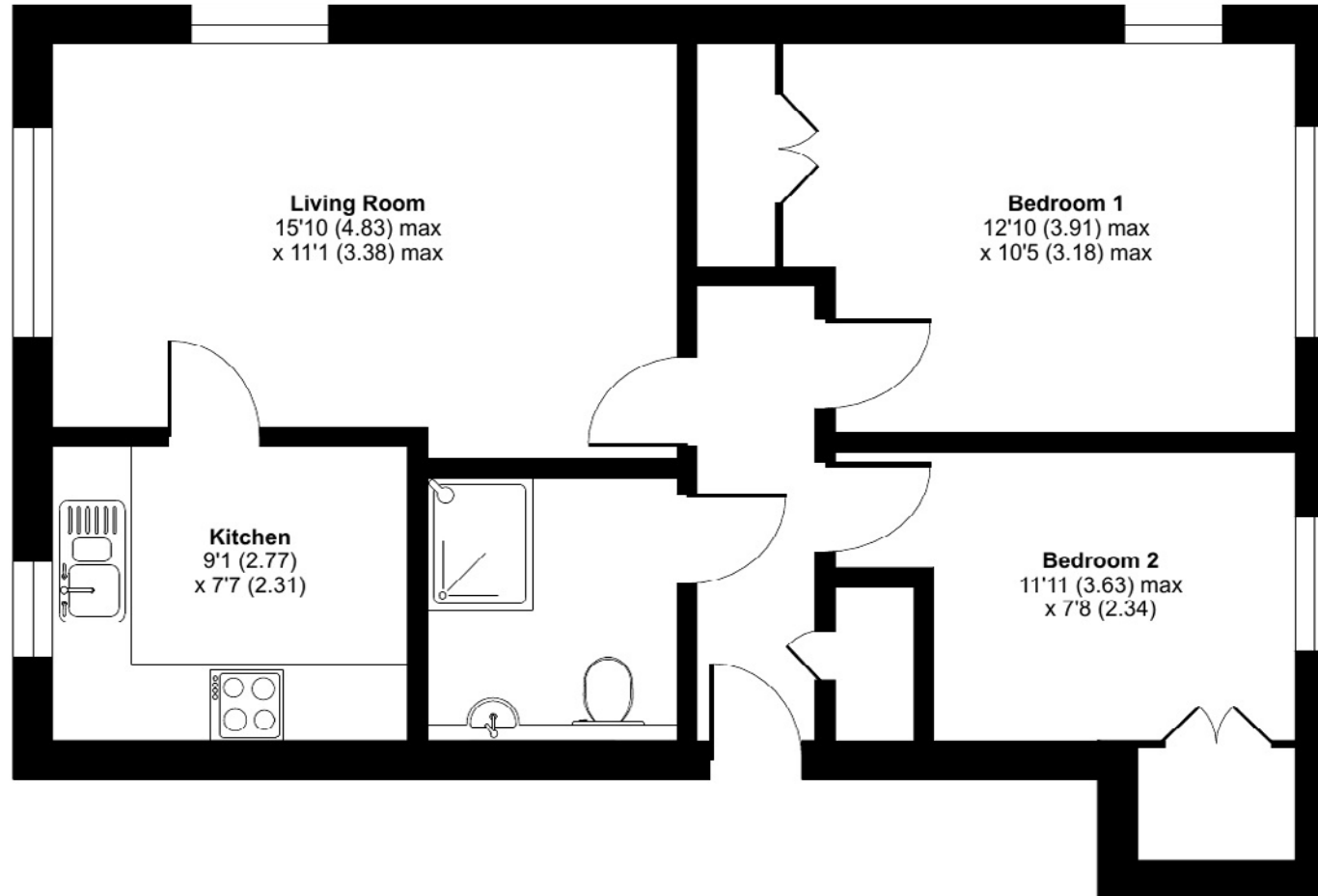




Pegasus Court, Fleet, GU51

Approximate Area = 591 sq ft / 54.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for McCarthy Holden. REF: 986853





Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Basingstoke Canal



Fleet High Street

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants 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 the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU51 4SX. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned.

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage.
Electric Storage Heaters
EPC Rating - D (57)

Local Authority

[Hart District Council](#)
[Council Tax Band - D](#)

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