



Pegasus Court
Rochdale OL11 4EA
OFFERS INVITED IN THE REGION OF £200,000

ADAMSONS BARTON KENDAL are delighted to offer for sale, this extremely spacious and immaculately presented 2 bedroomed penthouse apartment (accessed via stairs or lift) for retired, independent people who enjoy socialising and appreciate the Pegasus lifestyle. Pegasus Court is a luxurious development for the over 50's and you can enjoy your privacy in one of the most spacious apartments within the complex, enjoying a dual aspect with 2 balconies, overlooking both the front and rear of the development. The apartment itself has 2 spacious reception rooms, a fitted kitchen, 2 double bedrooms, an en-suite shower room, a dressing room together with a second shower room and large attic storage space, accessed via a loft ladder. The kitchen and bathrooms were re-fitted in approximately 2017 and the apartment benefits from double glazed windows, electric heating (recently installed and programmable remotely) and a private garage and must be viewed to be fully appreciated. You can socialise in the relaxing atmosphere of the communal lounge or conservatory and enjoy the beautiful landscaped gardens within this luxury development

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

COMMUNAL ENTRANCE with intercom system

RECEPTION HALL

COMMUNAL LOUNGE / DINING AREA / CONSERVATORY

The Apartment

RECEPTION HALL with cloaks cupboard

LOUNGE - 6.0 x 3.5 metres reducing to 2.9 metres (19'8" x 11'5" reducing to 9'6")

A fabulous, spacious main reception room with a balcony overlooking the centre of the complex and the well maintained grounds, decorative covings to ceiling, feature fireplace with electric fire

DINING ROOM - 4.5 x 3.5 metres (14'9" x 11'5")

Double glazed doors leading out onto the balcony, decorative covings to ceiling, opening through to the kitchen

KITCHEN - 3.7 x 2.3 metres (12'1" x 7'6")

1 ½ bowl sink unit, range of modern wall and base units with complementary granite worktops, built in double oven, hob and extractor hood, integrated fridge/freezer and dishwasher, fitted microwave oven and boiling water tap



Pegasus Court, Rochdale OL11 4EA



Pegasus Court, Rochdale OL11 4EA



Pegasus Court, Rochdale OL11 4EA



MASTER BEDROOM

4.7 x 3.5 metres reducing to 1.5 metres (15'5" x 11'5" reducing to 4'11")
A spacious, well presented double bedroom with fitted furniture and open through to dressing area

DRESSING ROOM - 3.5 x 2.2 metres (11'5" x 7'2")

His & Hers wardrobes

EN-SUITE SHOWER ROOM - 2.4 x 2.2 metres (7'10" x 7'2")

Shower cubicle, low level wc, wash hand basin - modern matching suite in white, tiled walls and floor, heated floor

BEDROOM TWO

4.7 x 3.4 metres reducing to 1.5 metres (15'5" x 11'1" reducing to 4'11")
A second, spacious double bedroom

SHOWER ROOM - 2.3 x 1.1 metres (7'6" x 3'7")

Shower cubicle, low level wc, wash hand basin, tiled walls

Externally

There is a single garage with remote control up-and-over door, private car parking space and a large communal car parking area to the front of the property and beautifully maintained gardens surrounding the complex.





Pegasus Court, Rochdale OL11 4EA

Service Charge

A Service Charge is payable to cover the external maintenance, heating, lighting and furnishing of all the communal areas, including the insurance of the building and administration charges. We are advised that is currently £249 per calendar month.

Energy Performance - D

Council Tax Band - F

Tenure - To be confirmed

Carpets and curtains are available by separate negotiation.

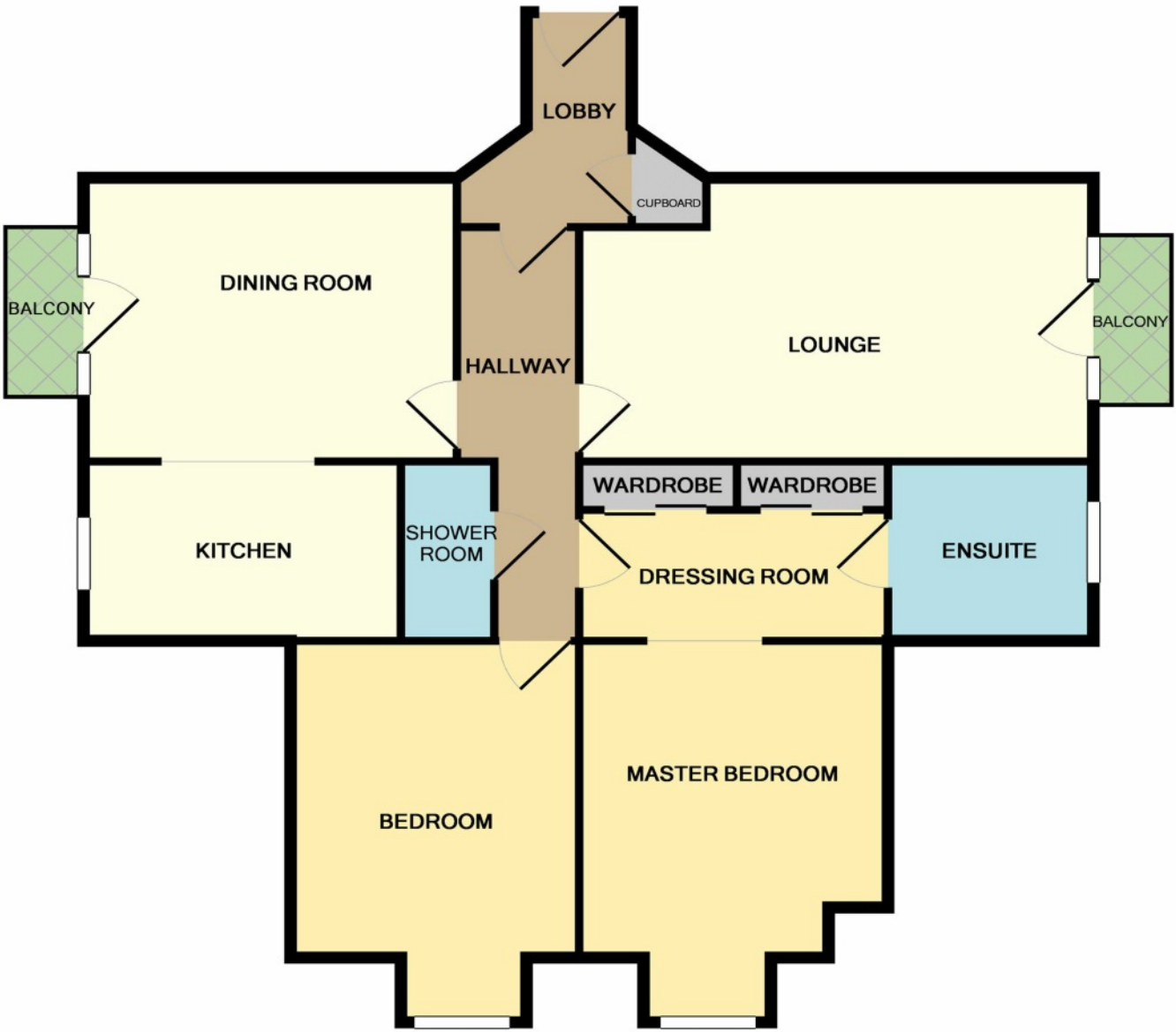
Location

The property is situated on a wonderful complex of similar apartments for the over 50's, approximately ½ a mile from Rochdale Town Centre, with all the usual local amenities available nearby.



Pegasus Court, Rochdale OL11 4EA

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2016

w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification