

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

LANSDOWNE ROAD
BOURNEMOUTH, BH1 1RH



GUIDE PRICE £210,000 TO £225,000

THE DEVELOPMENT STANDS OUT AS IT BENEFITS FROM AN ON-SITE RESTAURANT, HAIRDRESSING SALON AND LEISURE POOL. DEVELOPED BY PEGASUS RETIREMENT HOMES LIMITED, PEGASUS COURT HAS AN ADMINISTRATOR WHO SEES TO THE DAY-TO-DAY RUNNING OF THE DEVELOPMENT AND CAN ALSO BE CONTACTED IN THE EVENT OF AN EMERGENCY. FOR PERIODS WHEN THE ADMINISTRATOR IS OFF-DUTY EACH PROPERTY IS LINKED TO A 24 HOUR EMERGENCY CALL SYSTEM.

THE TWO BEDROOMS ARE OF A VERY GENEROUS SIZE WITH THE MASTER BENEFITTING FROM A COMPREHENSIVE RANGE OF BUILT IN WARDROBES.

LOCATED A SHORT WALK FROM THE MAINLINE TRAIN STATION AND TRAVEL INTERCHANGE THIS APARTMENT IS PERFECTLY SUITED TO ANYONE IN RETIREMENT.

GUIDE PRICE £215,000

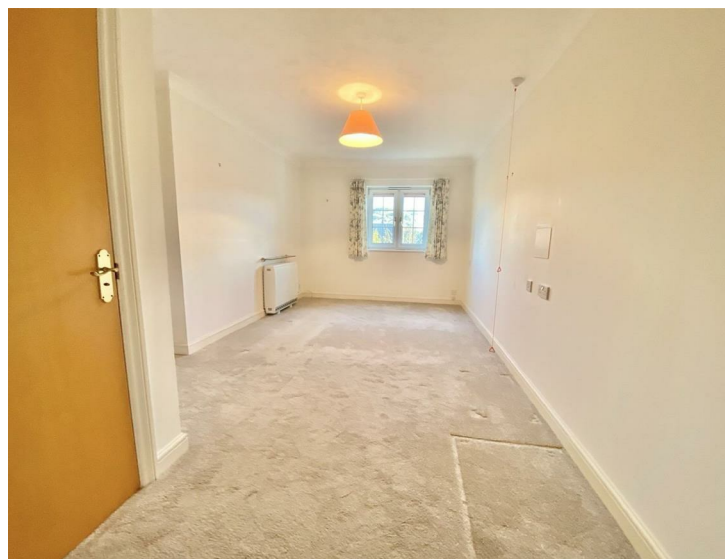
- Warden Assisted Apartment With Lift To All Floors
- Outstanding Two Bedroom Apartment
- Within A Short Distance Of Blue Flag Award Winning Sandy Beaches
- Residents Conservatory, Large Lounge, Kitchen/function room
- Leisure Pool and Outside Terrace Area
- 24 Hour Careline and Warden/Conierge
- Close To Bus Stop, Train Station, Bournemouth Town and Beaches
- Parking and Communal Gardens

The development stands out as it benefits from an on-site restaurant, hairdressing salon

and leisure pool. Developed by Pegasus Retirement Homes Limited, Pegasus Court has an Administrator who sees to the day-to-day running of the development and can also be contacted in the event of an emergency. For periods when the Administrator is off-duty each property is linked to a 24 hour emergency call system.

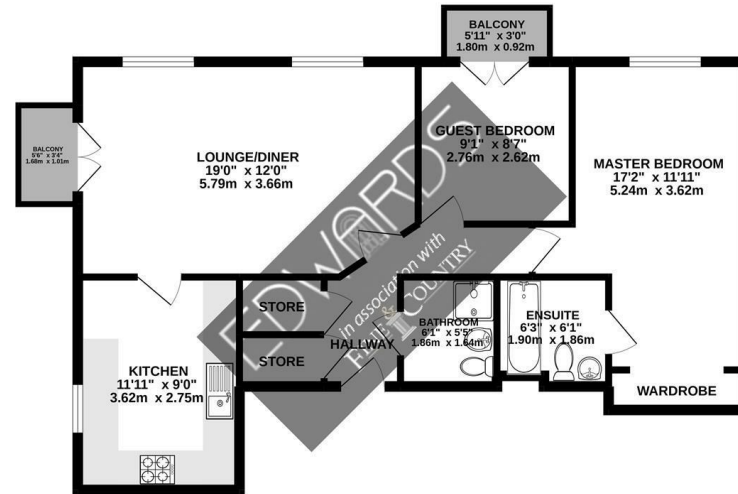
The two bedrooms are of a very generous size with the master benefitting from a comprehensive range of built in wardrobes.

Located a short walk from the mainline train station and travel interchange this apartment is perfectly suited to anyone in retirement.



Local expertise with powerful national marketing

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq ft. (68.3 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 hertexplan 10/02

Lower Parkstone Office

34 Station Road, Parkstone, Poole, Dorset, BH14 8UD • www.edwardestates.com
01202 744944 • chris@edwardestates.com

EDWARDS
ESTATE AGENTS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.