



Pegasus Court, Bourton-On-The-Water



This one bedroom first floor flat is set within an over 55's retirement development, conveniently located within a short distance to the idyllic village of Bourton-on-the-Water.

From the communal hallway, into the property there is an entrance hall, off to the right there is a spacious double bedroom benefitting from built in storage, straight ahead off the hall, there is a bright living room, which provides access through to the kitchen. Completing the flat is the well-appointed bathroom, which is also accessed off the entrance hall.

The property also benefits from access to communal gardens and parking for one car.

EPC: C

Council Tax Band: C

Tenure: We believe the property to be **Leasehold**. We believe the length of the lease is 150 years starting in 1988. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Maintenance Charge: approximately £4000 per year, this covers the maintenance of the communal gardens, buildings and outside electric in hallways.

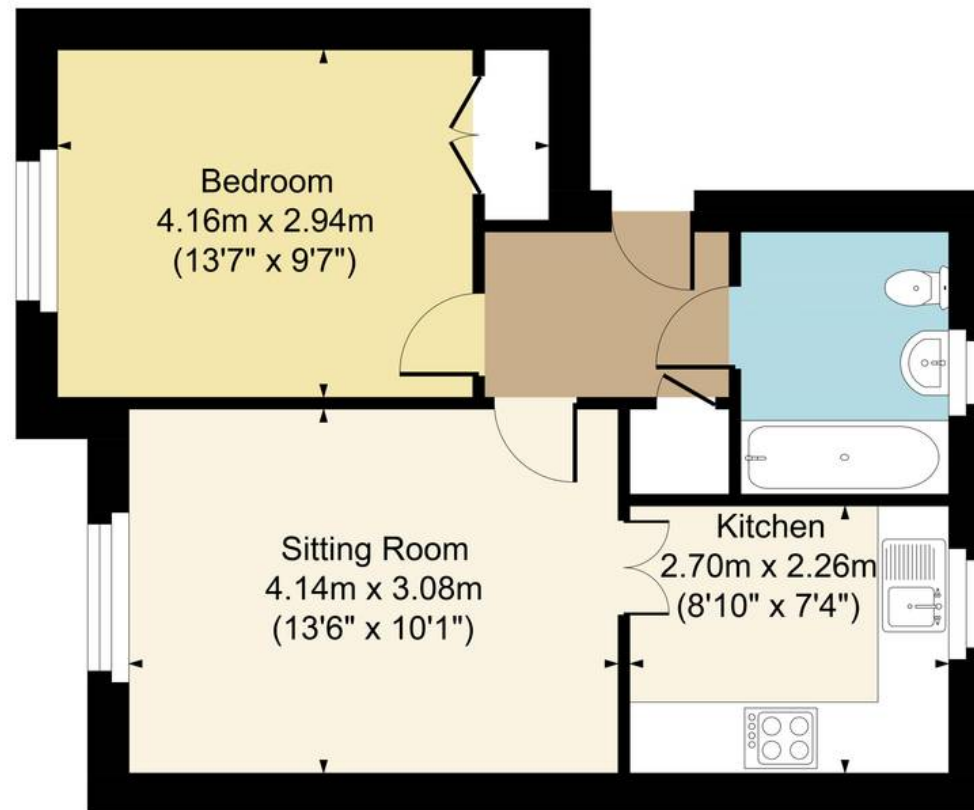


Bourton on the Water is a village situated in the heart of the North Cotswolds - a popular tourist destination, a village of enormous character and appeal, with period Cotswold stone houses and shops flanking the shallow River Windrush that runs through the town centre. There are a range of amenities, including gift shops, restaurants, pubs, hotels, clothes shops, hairdresser, supermarkets, library, post office, churches, primary and secondary schools. As well as the large range of amenities there are multiple sports club available to join, such as Football, Cricket and Tennis.

What3Words: ///indicated.foiled.tram



Total Approx. Gross Area:- 39.04 sq.m. 420 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ Denotes restricted head height

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