



Apartment 21 Pegasus Court

83 Silver Street, Nailsea - Guide Price £179,950



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The Apartment

Set within the peaceful and very well kept surroundings of Pegasus Court, Apartment 21 enjoys the best of the positions available in the building with a perfect west facing outlook and its own private west and south facing balcony off the living room.

The property is arranged on the hall floor, the always the most sought after level here combining ease entry and exit with no need to use stairs or a lift and from inside, a lovely sense of comfort and independence.

The development itself is thoughtfully arranged, with a welcoming and spacious reception hall area approached through a secure intercom entry system. This generous shared space immediately gives a reassuring impression of quality and care, with both lift and staircase access to all floors, while the manager's office and communal laundry are conveniently placed close to the main entrance – adding to the secure feel of the development.

Sensibly close to the reception area, the front door of the apartment opens into a private entrance hall that creates a pleasing and reassuring first impression, offering space to walk around comfortably, a useful walk-in airing cupboard and valuable additional storage.

There is an "entry phone system" for remote access to the main entrance together with an emergency alarm cord (a feature that is repeated throughout), all adding to the ease and peace of mind that are such an important part of life here.

The principal reception room – a true lounge-diner – is a very comfortable and inviting space, well-proportioned and filled with natural light from the west-facing French door and matching windows that lead out to the private balcony.



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This is a particularly appealing feature of the apartment that allows for afternoon and evening sun and providing a delightful place to sit and enjoy the outlook over beautifully tended gardens.

A feature fireplace forms a focal point, and a wide glazed door connects attractively to the kitchen, creating a layout that is both practical and easy to live in.

The kitchen is well planned and sensibly arranged, being fully fitted with a range of wall and floor units with easy keep laminated work surfaces, tiled splashbacks and an inset stainless-steel sink. There is a built-in electric oven, four-ring hob and extractor hood, together with space for an upright fridge freezer, while a window to the west brings in good natural light.

Many have replaced one of the fitted cupboards with a dishwasher, which is entirely feasible if you so choose.

The bedroom is an excellent double room, notably generous in scale and complete with a built-in double wardrobe. There is more than enough space for twin beds if preferred, but a super king sits here with ease. It is a calm and restful space, comfortably able to accommodate the necessary furniture without compromise.

The bathroom is fully tiled and fitted in white, offering both a panelled bath and a separate shower quadrant, alongside a pedestal wash basin, low level WC, heated towel rail, shaver point and extractor.



Pegasus Court Gardens, Grounds and Facilities

Beyond the apartment itself, Pegasus Court offers a relaxed lifestyle that is as appealing as the accommodation.

On the lower floor, there is a beautifully presented communal residents' lounge, an elegant and sociable room with an adjoining kitchen where owners can enjoy afternoon tea, meet with friends or take part in social occasions. This lovely, shared room is also available for private functions and opens onto an expansive area of garden and patio, further enhancing the sense of community within the development.

Practical facilities are equally well considered. The communal laundry room is located on the hall floor and is fitted with five washing machines, five tumble dryers and a sink unit. For visiting family or friends, there is also a guest suite available to book for a modest additional charge, providing comfortable hotel-style accommodation with its own en-suite facilities.





The communal gardens are a real asset to Pegasus Court, extending around the sides and rear of the building. Beautifully stocked, landscaped and carefully maintained, they are laid out predominantly as broad lawns interspersed with pretty patios and seating areas, creating attractive spaces to sit, stroll or simply enjoy the surroundings.

There is also ample parking for both residents and visitors, together with a sheltered area for motorised scooters and electric charging points, all complemented by external lighting.

Service and Outgoings

The service arrangements here are comprehensive and designed to make day-to-day living as straightforward as possible. The service charge includes the provision of an estate manager, buildings insurance, water and sewerage charges, electricity for the communal areas, the careline emergency call facility, external window cleaning every six weeks, gardening, cleaning and maintenance of the communal areas, fire systems, lift maintenance, use of the laundry room, a redecoration fund and a contribution towards a contingency reserve.

The current charges are ground rent of £412.50 per six months and a service charge of £1,909.51 per six months, payable in April and October. Subject to annual review.

Mains water, electricity and drainage are, of course, connected. Digital telephone services are available. There is a comprehensive electrical and audio-visual service specification, including, as we understand, points for satellite, Free Sat and digital terrestrial TV. Superfast broadband is also available with download speed of 1.5 GB or better.

Council Tax Band: C

Energy Performance:

The property has been assessed for energy performance and has attained an excellent band B-83 rating, which is remarkably efficient.

Photographs:

See more photographs on our website at www.hbe.co.uk

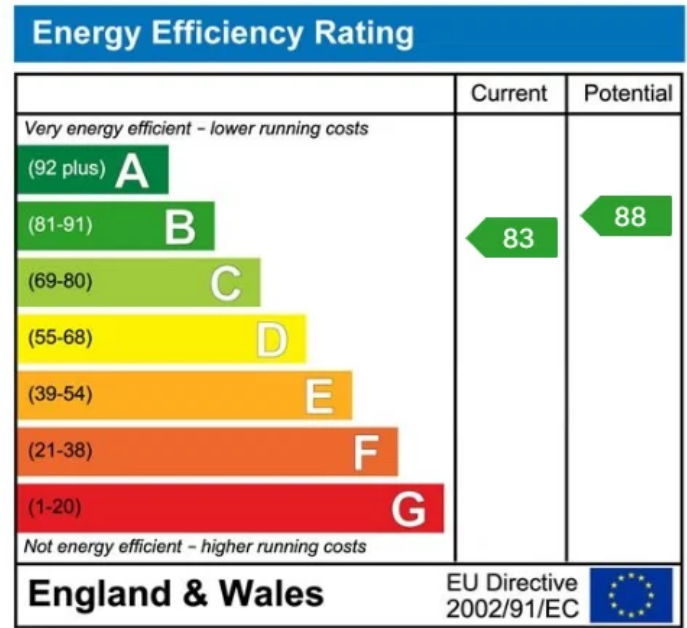
Viewing:

By appointment with the sole agents **Hensons** Telephone: 01275 810030

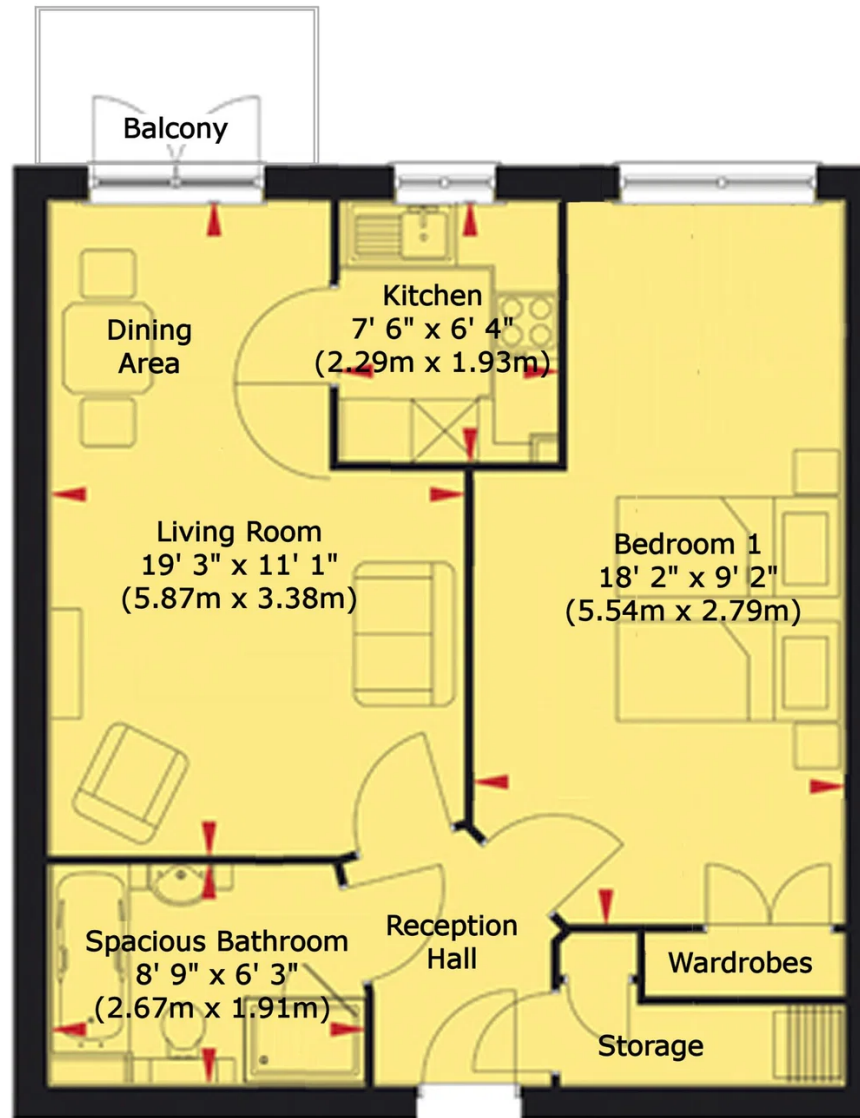
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Ivy Court, 61 High Street, Nailsea, Bristol, BS48 1AW

Telephone: 01275 810030

Email: info@hbe.co.uk

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