



HUNTERS[®]

HERE TO GET *you* THERE

1 Pegasus Court Hill Village Road, Sutton Coldfield, B75 5BH

£335,000

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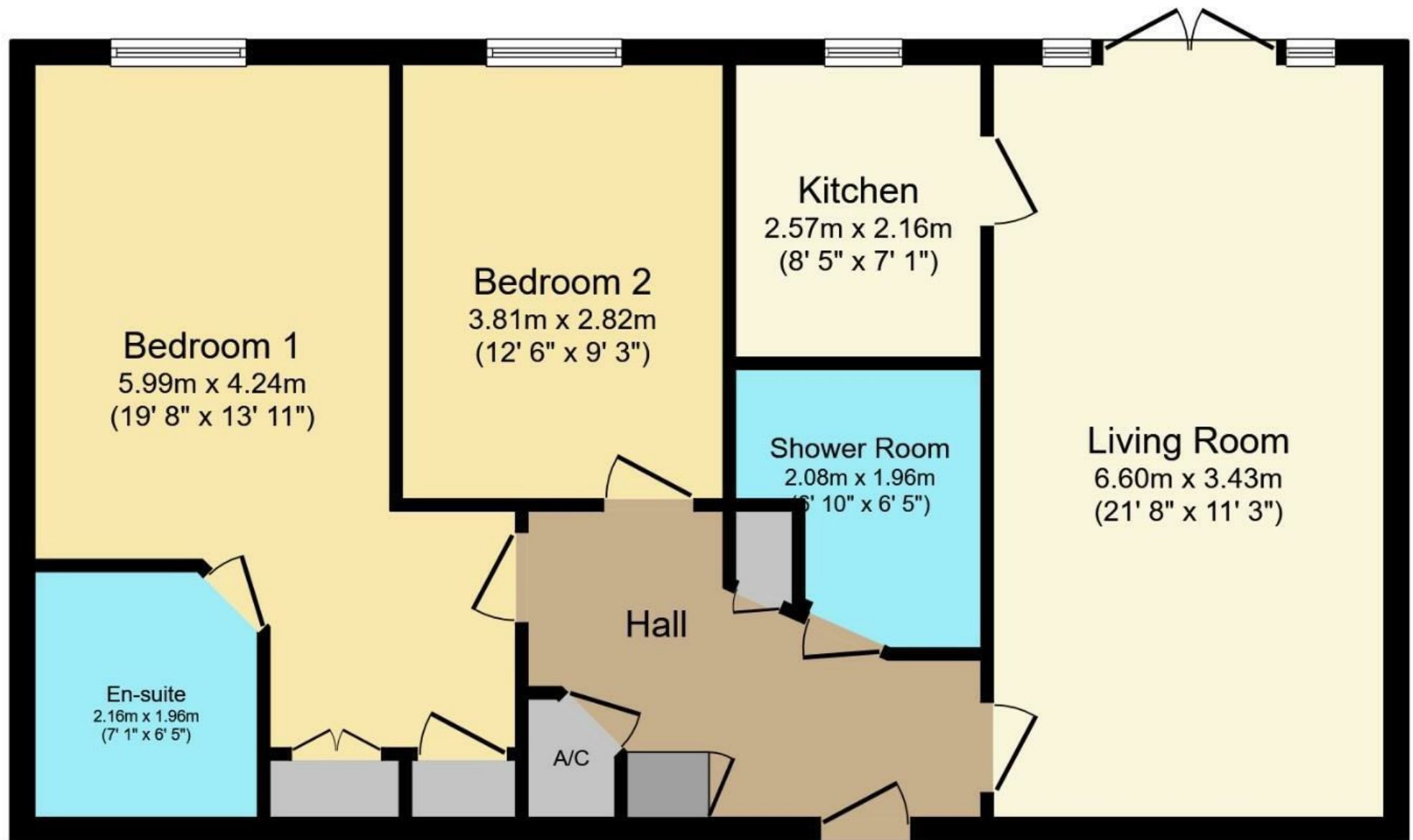
Offered with no upward chain, this spacious ground floor apartment, built in 2002, offers a rare opportunity to purchase a two bedroom apartment in an exclusive development of just 20. The complex includes an owners lounge with kitchen, library area and fitness room, internal lifts, estate manager with office, 24 hour emergency call system, extensive landscaped gardens with gazebo, covered car ports and electric access gates.

Quite unique with glorious gardens, views and ability to step out onto the patio, the complex is approached via security gates, security cameras and intercom. With double glazing and new electric radiators, the property briefly comprises; entrance hallway with two storage cupboards, airing cupboard housing new electric boiler, access to main shower room, bedroom one having fitted wardrobes and bathroom ensuite, generous bedroom two. The lounge/diner has double patio doors leading to a private patio enjoying views over stunning gardens, kitchen off with oven, hob, integrated extractor, washing machine, fridge/freezer and microwave.

Pegasus Court requires at least one owner to be over the age of 60, with any second owner being over the age of 55. The lease is 125 years from 2002, service charge is £2463.65 per six months and ground rent is £199.50 per six months.

This apartment comes with one parking space and the development offers two visitor parking spaces.

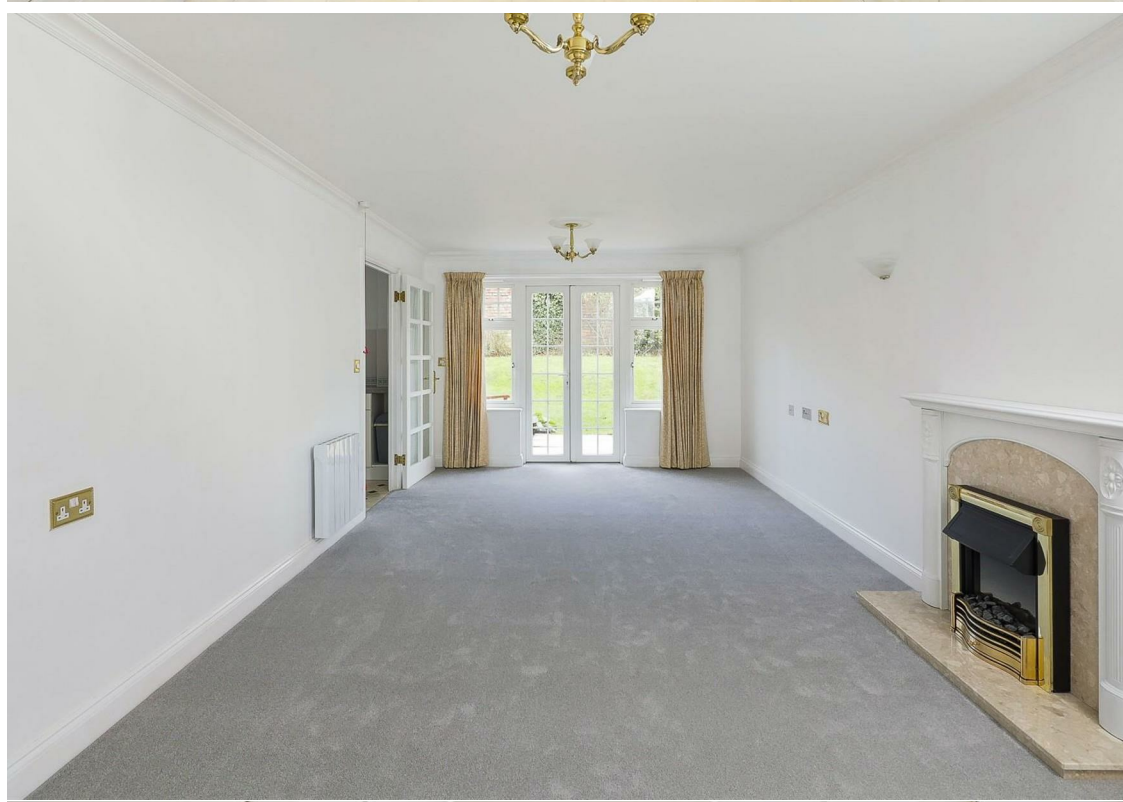
A viewing of this property is highly recommended to avoid any disappointment.



Total floor area 78.1 m² (840 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 