established 200 years

Tayler & Fletcher



6 Pegasus Court

, Bourton-On-The-Water, GL54 2BA

Guide Price £165,000

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6 Pegasus Court

, Bourton-On-The-Water, GL54 2BA

For sale with NO ONWARD CHAIN - a two bedroom first floor apartment with single garage set in the heart of the village within a popular development for the over 55's and close to all of the village amenities.

LOCATION

Pegasus Court is situated in a mature residential area in the heart of the village, within walkable distance from the village centre and Co-op supermarket. Bourton provides an excellent range of local facilities including a range of boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the popular Cotswold Secondary School. The area's larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance and there are main line rail services at Kingham (8 miles) (Paddington 80mins approx) and a comprehensive local bus network radiating from Bourton. The village is set in the heart of the Cotswold Hills which provide outdoor rural leisure pursuits.

DESCRIPTION

Apartment 6 Pegasus Court comprises a well presented first floor apartment enjoying a good corner position with a lovely south westerly aspect over the communal gardens and grounds. The property has an open plan living room with fitted kitchen/breakfast room off, two bedrooms and a shower room and also has the benefit of a single garage and the use of the communal gardens and grounds within the development.

Approach

Via the communal front door into the communal hallway and take the stairs to the first floor where the door to Apartment 6 is on the right hand side, being a painted solid timber door to:

Hall

With access to roof space. Door to airing cupboard with pine slatted shelving and further door to built-in cloaks cupboard with shelving and housing the electricity fuse box. Electric heater.
From the hall, timber door to:

Living Room

Double aspect with double glazed casement windows to front and side elevations, enjoying a south westerly aspect. Wall mounted heater, three wall light points, entry phone system and coved ceiling.
From the living room, doorway interconnecting to the:

Kitchen/Breakfast Room

Fitted kitchen with one and a half bowl stainless steel sink unit with chrome mixer tap, four ring Neff electric hob and built-in Neff double oven/grill below. Range of below work surface cupboards and drawers, space and plumbing for washing machine and space for upright fridge/freezer. Range of eye level cupboards and extractor over hob.

Further wall mounted cupboard.
From the hall, timber door to:

Bedroom One
With wide double glazed casement window to side elevation, range of bespoke built-in bedroom furniture and pair of timber double doors to wardrobe with hanging rail and shelf over. Electric heater.
From the hall, timber door to:

Shower Room
With built-in shower with curved glazed sliding doors and chrome fittings . Low level WC, oval inset wash hand basin with chrome mixer tap and built-in cupboards below and mirror and light over. Display shelving, tiled walls and recessed ceiling spotlighting, Chrome heated towel rail.
From the hall, door to:

Bedroom Two
With electric panel heater and double glazed casement window to front elevation.

OUTSIDE
The development enjoys well tended communal gardens set around a central area with pavioured driveway to the side with parking. Apartment 6 has the benefit of a SINGLE GARAGE with up and over door set in a block of five garages to the side of the parking area.

SERVICES
Mains Electricity, Water and Drainage are connected. Electric central heating.

TENURE - Leasehold
This property has a 150 year lease which commenced in January 1988, leaving approximately 113 years remaining on the lease.

MANAGEMENT CHARGE
Ground Rent is circa £595 per annum and the Service charge is £2,817.56 per annum both paid quarterly in advance. Further details available from the Agents.

LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX
Council Tax band C. Rate Payable for 2026/ 2027: £2,140.31.

DIRECTIONS
From the Bourton office, proceed down through the High Street passing the green and the village centre. At the junction turn left in to Station Road. Pass the service station and take the right hand turn into Roman Way and then immediately left into Pegasus Court. There is communal parking in front of the block of garages and on the right hand side.

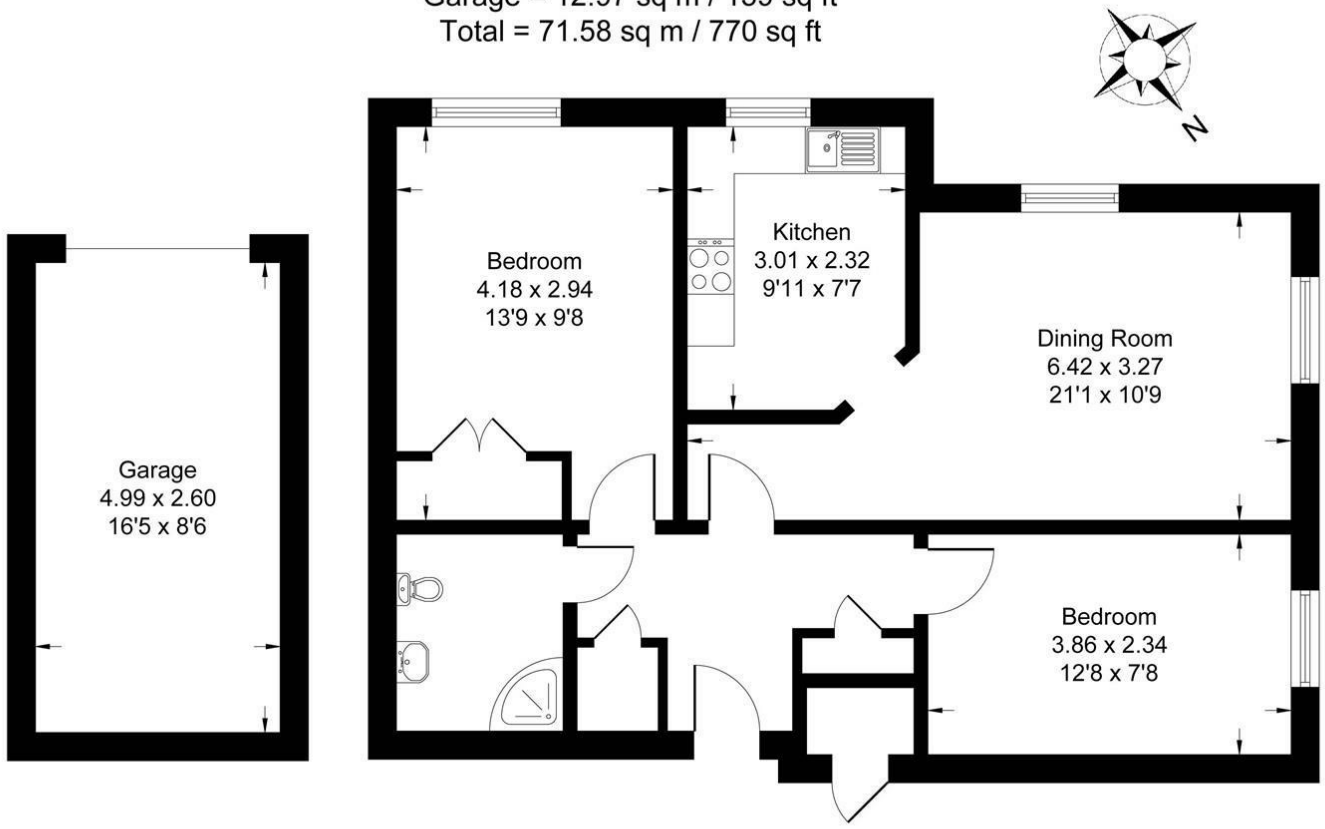
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Floor Plan

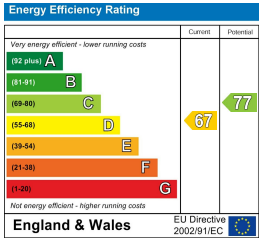


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map







Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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