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Pegasus Court

Oakenrod Rochdale OL11 4EA

£109,950

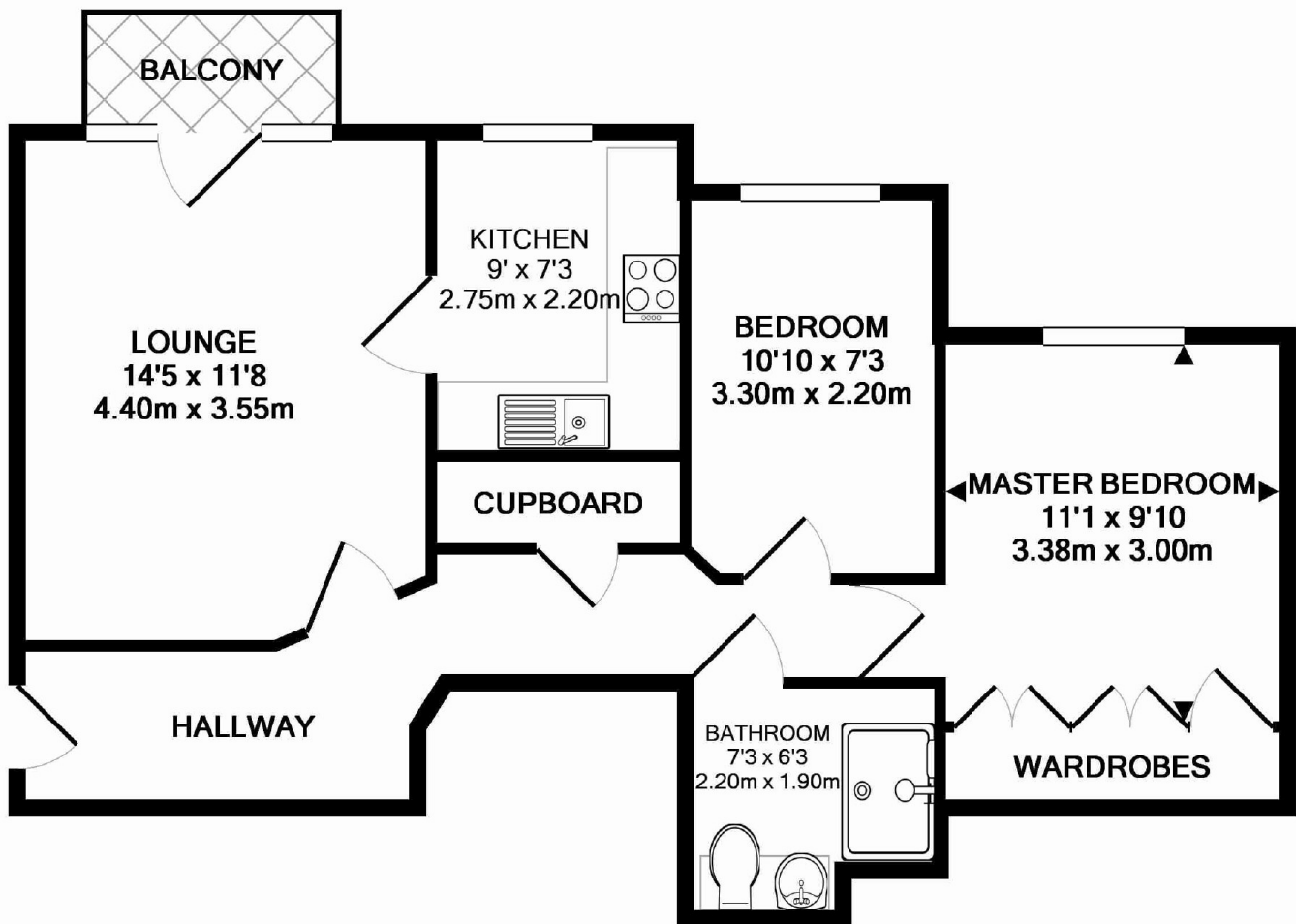
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- Built approx. 1991
- Leasehold tenure for remainder of 150 year term
- Council Tax band E
- Service charge £201/month as at 2015

A well presented 2 bedroom apartment situated on this prestigious purpose built development for the 'over 50s'. The well appointed and spacious living accommodation briefly comprises; long hall with storage cupboard, lounge with balcony, kitchen, 2 bedrooms with fitted wardrobes to master bedroom and a beautiful fully tiled shower room. The apartment is situated on the 1st floor of the main block with views towards Bury Road.

There are superb communal areas and facilities including lounge, conservatories, laundry and beautiful gardens. An "assisted living" service is available by arrangement with the administrator for domestic help (payable on a separate basis). There is also a guest suite available. The Service Charge of £241.77 per month (as at 2018) covers buildings insurance, external cleaning (including windows) and maintenance, gardening, water and sewage, 24 hour emergency call-out and use of communal facilities.

Economy 7 electric heating; Double Glazed; Council Tax Band 'E'. Leasehold for balance of 150 years from 1993 (no ground rent payable). Please note that on the re-sale of the property a fee of 1% is payable to the management company, plus ½ % for every year (or part year) the property was occupied, subject to a maximum 5%. There are also additional costs involved on purchasing which should be confirmed before commitment to buy.



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 mis-statement. 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

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