

# PerryBishop

PROPERTY MADE PERSONAL

**Pegasus Court**, St. Stephens Road, Cheltenham, Gloucestershire, GL51 3GB



Luxury retirement apartment • Modern kitchen and bathroom • Large reception room • Second floor • Garage • Excellent location • Great community spirit and many communal facilities • Chain Free • EPC C



## Key Features



1  
Bedroom



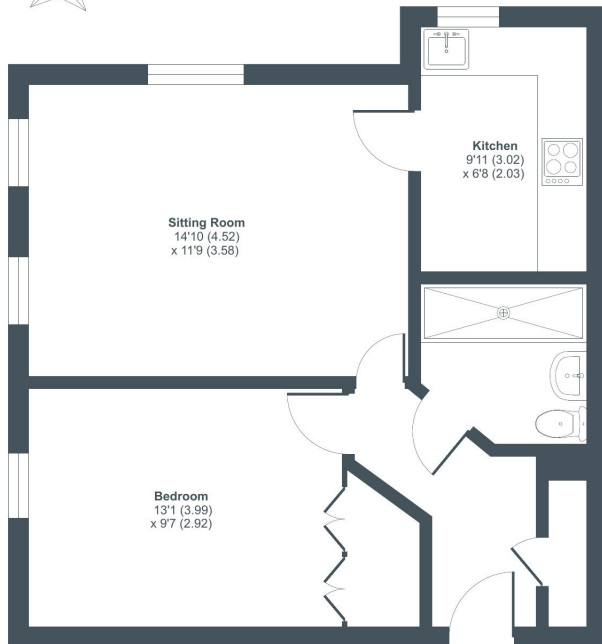
1  
Bathroom



1  
Reception

## Pegasus Court, St. Stephens Road, Cheltenham, GL51

Approximate Area = 507 sq ft / 47.1 sq m  
For identification only - Not to scale



TOP FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2025. Produced for Perry Bishop. REF: 1228405

**PerryBishop**  
Estate Agents

## About the property

Situated in the sought-after Pegasus Court in the heart of Lansdown, this bright and airy second-floor dual-aspect apartment offers an ideal living space for retirement. The property features a lovely sitting room, contemporary kitchen, modern bathroom, and a generously sized double bedroom with fitted wardrobes, as well as more storage in the entrance hall.

Externally, residents can enjoy the beautifully maintained communal gardens, while the added benefits of a single garage with mains power and light and communal parking provide convenience and practicality.

Pegasus Court is a well-regarded development by Pegasus Retirement Homes PLC, designed exclusively for retirees, and there is a great community spirit. The location offers the best of both worlds-proximity to Cheltenham town centre alongside easy access to local amenities.

The development is expertly managed by a full-time manager who oversees daily operations and is available for emergencies. For added peace of mind, a 24-hour emergency call system is in place when the manager is off-duty.

Residents also enjoy a range of communal facilities, including a lift, lounge, dining room, laundry, guest accommodation, conservatory, and beautifully landscaped gardens. This apartment offers a wonderful combination of comfort, convenience, and community living.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## Directions

From our Bath Road office, leave on the A40 towards Tivoli - after the parade of shops on Andover Road, take the second turning on the left into St Stephens Road, where the property will be found halfway up the road on the right hand side.

What3Words: ///donor.gladiators.sling

## Services & Tenure

The tenure is Leasehold, 150 years from 1 January 1988. Service charge is £4,206.85 per annum including buildings insurance, water rates and communal laundry facilities (washing machines and tumble driers). Mains water, drainage, and electricity are understood to be connected.

## Local Authority

Cheltenham Borough Council  
Council Tax Band: C

## Our reference

CHE/SB/MS/07012025

## We'd love to hear from you

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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.  
**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

