

**Pegasus Court, St Stephen's Road,** Cheltenham, Gloucestershire GL51 3GB



Ground floor retirement apartment (over 60s) • Double bedroom with fitted wardrobes • Spacious living room with patio doors to garden • Great location • Communal lounge and gardens • No onward chain • EPC C



## Pegasus Court, St Stephen's Road, Cheltenham, Gloucestershire GL51 3GB

### Key Features



1  
Bedroom



1  
Bathroom



1  
Reception

### About the property

Nestled in the desirable Lansdown area of Cheltenham, this well-presented ground floor retirement apartment offers a peaceful yet convenient lifestyle for those over 60. The property features a spacious double bedroom with integrated wardrobes, a well-appointed bathroom, a fitted kitchen, and a generously sized lounge with patio doors opening directly onto the beautifully maintained communal gardens.

Part of the Pegasus Court development by Pegasus Retirement Homes plc, the community includes both apartments and cottages. Residents benefit from a full-time Development Manager who oversees daily operations and provides assistance in emergencies. Additionally, each home is connected to a 24-hour emergency call system for added peace of mind.

Pegasus Court enjoys an enviable location-close to Cheltenham town centre, yet within easy reach of local

amenities. Just a short distance away lies Montpellier, the regency heart of Cheltenham. Known for its vibrant atmosphere, Montpellier boasts elegant architecture, a variety of boutique shops, cafés, and restaurants, and Montpellier Gardens, which host events such as the Literature, Jazz, Science, and Food festivals.

### 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.

### Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.







#### Services & Tenure

The tenure is Leasehold (150 years from 1 Jan 1986). Ground Rent one peppercorn. Service charge to be confirmed. Mains electricity, water and drainage are understood to be connected.

The garage is on a separate title but the same lease and ground rent details.

#### Local Authority

Cheltenham Borough Council

Council Tax Band C

#### Our reference

CHE/NB/KF/21072025

#### We'd love to hear from you

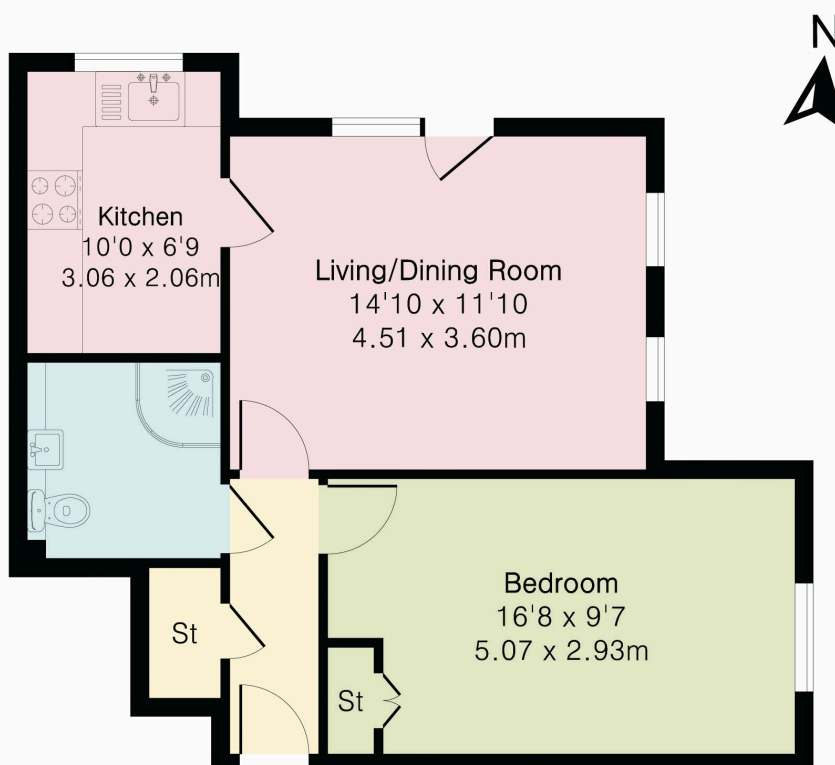
140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: [cheltenham@perrybishop.co.uk](mailto:cheltenham@perrybishop.co.uk)



**Approximate Gross Internal Area 517 sq ft - 48 sq m**



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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