

# PerryBishop

PROPERTY MADE PERSONAL

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



Retirement apartment • One bedroom • Dual-aspect sitting room • Communal parking available • Beautifully maintained communal gardens • Excellent communal facilities • Full-time manager and 24-hour emergency call system • Close to Cheltenham town centre and amenities • EPC D



## Key Features



1  
Bedroom

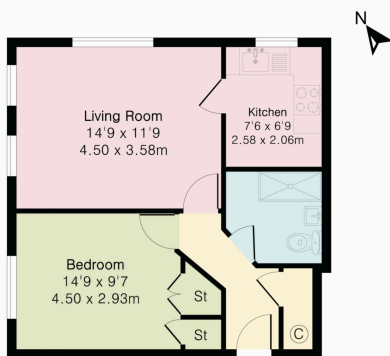


1  
Bathroom



1  
Reception

**Approximate Gross Internal Area 456 sq ft - 42 sq m**



Third Floor

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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.



## About the property

Situated in the highly regarded Pegasus Court, right in the heart of Lansdown, this third-floor apartment offers excellent potential for buyers looking to create a home to their own taste within a welcoming retirement community.

The apartment itself is light and airy, benefiting from a dual-aspect sitting room, kitchen, bathroom, and a double bedroom with fitted wardrobes. There is also useful additional storage in the entrance hall.

Externally, residents enjoy beautifully maintained communal gardens and communal parking.

Pegasus Court is an established retirement development by Pegasus Retirement Homes PLC, designed exclusively for the over-60s. There is a strong community spirit, supported by excellent facilities including a residents' lounge, dining room, laundry, conservatory, landscaped gardens, guest accommodation, and lift access to all floors. A full-time manager oversees daily operations, while a 24-hour emergency call system provides peace of mind outside working hours.

The location is a particular highlight, offering easy access to Cheltenham town centre and local amenities, meaning everything you need is close to hand.

## 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.

## Directions

Leave Perry Bishop's office at 140 Bath Road and head north towards the town centre. Continue along Bath Road until reaching the junction with Montpellier Terrace. Turn left here and follow the road towards Lansdown Road. At the roundabout, take the second exit on to Lansdown Road. Continue straight on and Pegasus Court will be found on the left hand side, set back behind secure gates.

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## Services & Tenure

The tenure is Leasehold, with 112 years remaining (150 years from 1 January 1987). There is a service charge of £4,207 per annum which includes building insurance, water rates and communal laundry (washing machines and tumble driers).

## Local Authority

Cheltenham Borough Council  
Council Tax Band C

## Our reference

CHE/BM/KF/26092025

## We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG  
T: 01242 246980  
E: cheltenham@perrybishop.co.uk



**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.

