Kingsdale
REDEFINING RETIREMENT LIVING

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PEGASUS COURT & LODGE
WESTON-SUPER-MARE





Redefining
Retirement Living

Retirement living is all about enjoying life, with time for new experiences, meeting new people and doing the things you want to do.





Unload the burdensome aspects of owning a property – continuing maintenance, looking after a garden, window cleaning – to a professional management company.

Take comfort from knowing that you continue to live independently, but that there is always support and help if you need it.

Choose the terms of how you live. You have the privacy of your own property, but the freedom to socialise and make new friends if you want to.







PEGASUS COURT & LODGE |
WESTON-SUPER-MARE
01934 637859 pegasus@kingsdale.co.uk

NO. 10 PEGASUS LODGE, WESTON-SUPER-MARE

A lovely two-bedroom apartment in an over 60's retirement development. Apartment 10 is located on the second floor of Pegasus Lodge at the front of the development. The apartment is conveniently situated near local amenities, the beach and Clarence Park.

You enter via the spacious entrance hall with large storage cupboard and two others housing the water heater and electricity meter. Off of the hall is a spacious 24ft lounge featuring a bay window with sea views, feature fireplace, TV point, smooth coved ceiling and night storage heaters.

The generous sized kitchen has space for a table and chairs and features an integrated fridge and freezer, electric oven, microwave and washing machine. There are a range of fitted modern units, 4-ring electric hob and extractor, a single bowl/single drainer sink with mixer tap, roll edge worktops, tiled surrounds, coved ceiling and uPVC double glazed window.

The bathroom features a white suite comprising of bath and separate walk-in shower cubicle with mains mixer shower unit; there is a vanity wash hand basin with double cupboard under, shaver socket, low-level WC, double wall storage cupboard, fully tiled walls, electric wall heater, extractor, and electric heated towel rail.

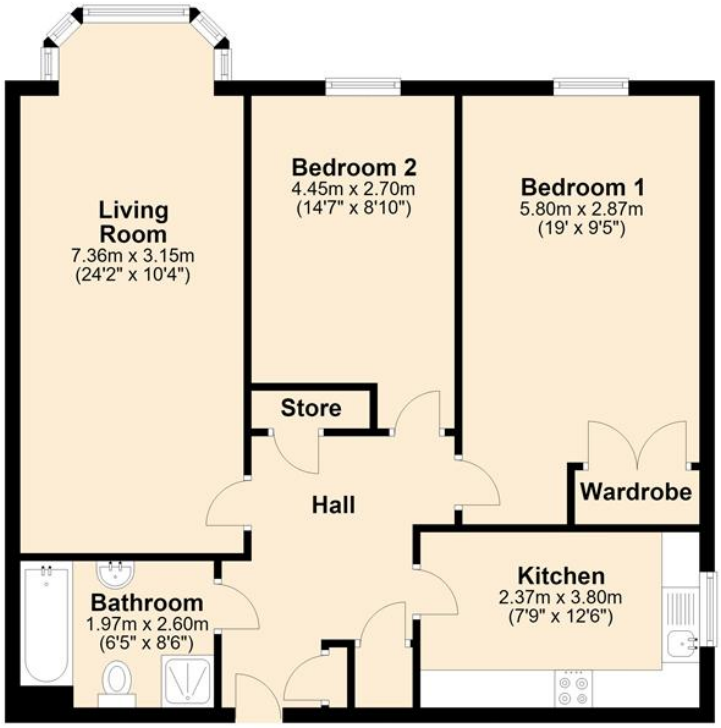
The main bedroom features fitted wardrobes with units overhead, double glazing, coved ceiling and a storage heater. The second double bedroom has a coved ceiling, wall-mounted heater and double-glazed window.

Price: Offers Over £165,000	COUNCIL TAX BAND: D
	EPC RATING: C
MONTHLY SERVICE CHARGE: £298.46	GROUND RENT DUE FOR REVIEW: 01/01/2032
SERVICE CHARGE PERIOD: 1 April 2026 - 31 March 2027	LENGTH OF LEASE: 125 Years from 01/07/2006
6 MONTH GROUND RENT: £199.50	RESALE FEES: 1% Transfer Fee and 1% Reserve Fund Contribution

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Second Floor



10 Pegasus Lodge, Weston-super-Mare

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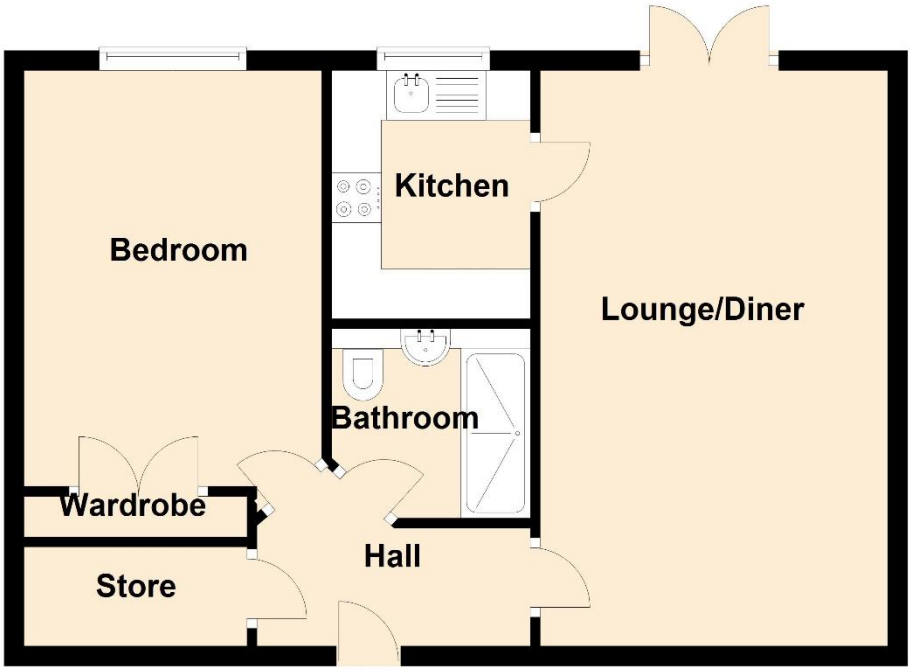
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NO. 12 PEGASUS COURT, WESTON-SUPER-MARE

This beautifully presented one-bedroom apartment is situated on the ground floor of a purpose-built retirement complex on Weston seafront. It benefits from access to a patio overlooking the superb communal gardens. The apartment comprises a fully equipped kitchen with integrated fridge/freezer, microwave, oven and separate hob. There is a spacious lounge/diner which overlooks the communal gardens. The bathroom has a modern white suite incorporating a WC, wash hand basin and a large walk-in shower. The double bedroom has the benefit of a fitted wardrobe. The apartment is within walking distance of the beach and Clarence Park, as well as local shops and a bus service to the town centre.

Price: £147,500	COUNCIL TAX BAND: C
	EPC RATING: B
MONTHLY SERVICE CHARGE: £241.20	GROUND RENT DUE FOR REVIEW: 01/01/2032
SERVICE CHARGE PERIOD: 1 April 2026 - 31 March 2027	LENGTH OF LEASE: 125 Years from 01/01/2007
6 MONTH GROUND RENT: £174.50	RESALE FEES: 1% Transfer Fee and 1% Reserve Fund Contribution

Ground Floor



12 Pegasus Court, Weston super Mare

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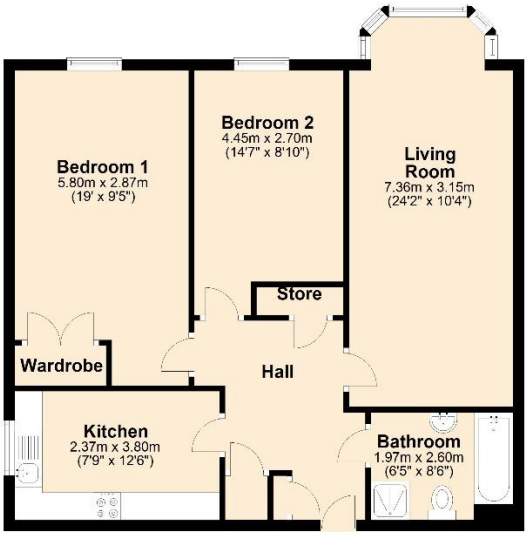
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NO. 13 PEGASUS LODGE, WESTON-SUPER-MARE

A superb two-bedroom apartment in an over 60's retirement development. Apartment 13 is situated on the third floor of the Lodge, overlooking the rear of the building and conveniently located near local amenities and Clarence Park. Entrance hall with large storage cupboard, a second housing the water heater and a third containing the electricity meter; leading to a 24ft lounge featuring a bay window and feature fireplace with TV point, coved ceiling and night storage heaters. The kitchen has space for a table and features an integrated fridge, freezer and electric oven. There are a range of fitted modern units, a 4-ring electric hob and extractor, a single drainer sink with mixer tap, roll edge work tops, tiled surrounds, a coved ceiling and uPVC double glazed window. The bathroom features a white suite comprising of bath and separate walk-in shower cubicle with mains mixer shower unit, vanity wash hand basin with double cupboard under, shaver socket, low-level WC, double wall storage cupboard, fully tiled walls, electric wall heater, extractor, and electric heated towel rail. The main bedroom features a fitted wardrobe, coved ceiling and storage heater. The second double bedroom has a coved ceiling and uPVC double glazed window.

Price: £160,000	COUNCIL TAX BAND: D
	EPC RATING: C
MONTHLY SERVICE CHARGE: £298.46	GROUND RENT DUE FOR REVIEW: 01/01/2032
SERVICE CHARGE PERIOD: 1 April 2026 - 31 March 2027	LENGTH OF LEASE: 125 Years from 01/07/2006
6 MONTH GROUND RENT: £199.50	RESALE FEES: 1% Transfer Fee and 1% Reserve Fund Contribution

Third Floor



13 Pegasus Lodge, Weston-super-Mare

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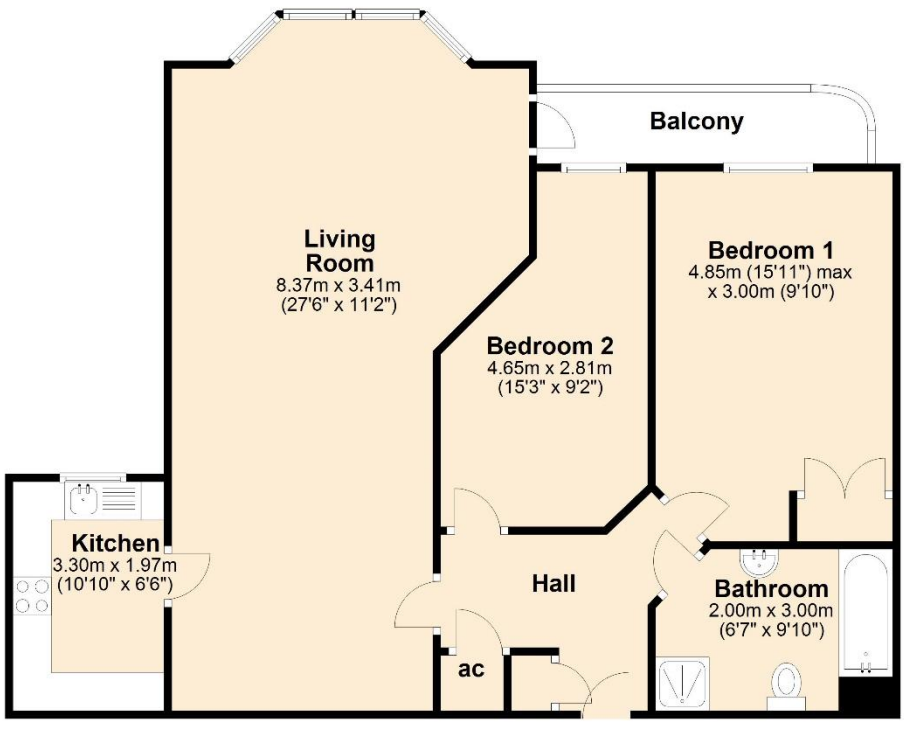
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NO. 23 PEGASUS COURT, WESTON-SUPER-MARE

A lovely over 60's retirement apartment in a prime position on the first floor, featuring a spacious lounge/dining room with adjoining balcony, where you can enjoy sweeping views across Weston Bay, Brean Down and further to the Welsh coast. The apartment has two double bedrooms, each with sea views and fitted wardrobes. The kitchen has a range of wall and floor units with worktops and tiled splashbacks, as well as integrated appliances and a 4-ring electric hob. The generous size bathroom includes a white WC, wash hand basin, bath, a separate shower cubicle and heated towel rail. Pegasus Court is well situated, close to Clarence Park and the town centre.

Price: £335,000	COUNCIL TAX BAND: E
	EPC RATING: B
MONTHLY SERVICE CHARGE: £321.61	GROUND RENT DUE FOR REVIEW: 01/01/2032
SERVICE CHARGE PERIOD: 1 April 2026 - 31 March 2027	LENGTH OF LEASE: 125 Years from 01/01/2007
6 MONTH GROUND RENT: £199.50	RESALE FEES: 1% Transfer Fee and 1% Reserve Fund Contribution

First Floor



23 Pegasus Court, Weston-super-Mare

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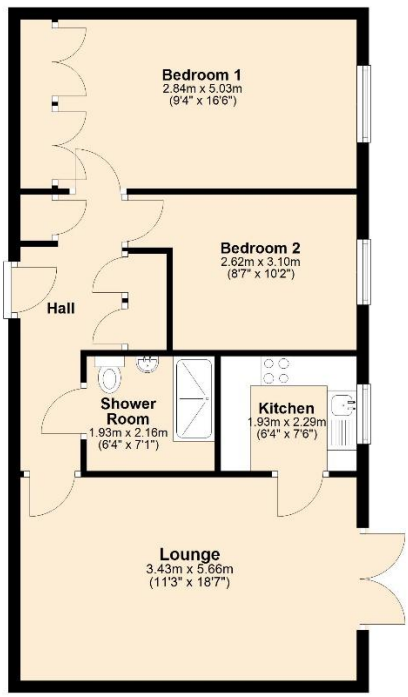
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NO. 31 PEGASUS COURT, WESTON-SUPER-MARE

Apartment 31 is situated on the second floor of Pegasus Court, an over 60's retirement building. This lovely apartment is just one of two in this style and they are the only apartments to have two fitted wardrobes in the main bedroom. There is a lovely large walk-in shower cubicle with mains shower mixer, vanity wash hand basin with cupboard under with another featured on the wall, low-level WC, fully tiled walls and shower panels, and electric heated towel rail. The spacious lounge has large windows overlooking a Juliet balcony, coved ceiling and wall storage heaters. The kitchen features an integrated fridge/freezer, modern cream fitted units, integrated electric oven and microwave, and 4-ring electric hob with extractor fan above. The second bedroom has a coved ceiling and electric panelled wall heater. Pegasus Court is well situated along Beach Road and Clarence Road North, with Clarence Park nearby as well as other local amenities.

Price: £220,000	COUNCIL TAX BAND: E
	EPC RATING: B
MONTHLY SERVICE CHARGE: £321.61	GROUND RENT DUE FOR REVIEW: 01/01/2032
SERVICE CHARGE PERIOD: 1 April 2026 - 31 March 2027	LENGTH OF LEASE: 125 Years from 01/01/2007
6 MONTH GROUND RENT: £199.50	RESALE FEES: 1% Transfer Fee and 1% Reserve Fund Contribution

Second Floor



31 Pegasus Court, Weston-super-Mare

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NO. 41 PEGASUS COURT, WESTON-SUPER-MARE

Apartment 41 is a well-presented, one-bedroom retirement property situated along the beachfront of Weston-super-Mare. This lovely apartment is bright and airy, and is ideally situated at the rear of the property with large uPVC Juliet balcony windows overlooking the delightful communal gardens. In addition, the lounge has an electric feature fireplace with mantlepiece, two night storage heaters and hard flooring which features throughout the apartment. The lounge takes you through into the kitchen with a built-in fridge/freezer and oven. The kitchen is fitted with a range of base and eye level units, a stainless-steel sink with drainer, a mixer tap, and an electric 4 ring hob with extractor hood above. The kitchen outlook is also over the communal garden from a uPVC window. The charming spacious bedroom overlooking the garden features a fitted wardrobe with plenty of space for additional furniture; it also has a night storage heater. The bathroom features a white suite with low level WC, large shower with mains powered controls with shower panelling, and a semi recessed basin set into white vanity units. The hallway has a storage cupboard housing the hot water heater, electric consumer unit and electric meters. This apartment is on the second floor along from the owners' lounge and can be accessed via the lift or a central staircase. No onward chain.

Price: £139,950	COUNCIL TAX BAND: C
	EPC RATING: B
MONTHLY SERVICE CHARGE: £241.20	GROUND RENT DUE FOR REVIEW: 01/01/2032
SERVICE CHARGE PERIOD: 1 April 2026 - 31 March 2027	LENGTH OF LEASE: 125 Years from 01/01/2007
6 MONTH GROUND RENT: £174.50	RESALE FEES: 1% Transfer Fee and 1% Reserve Fund Contribution

Second Floor



41 Pegasus Court, Weston Super Mare

Classification:
Independent Living

Properties:
Constructed by Pegasus Retirement Homes Plc. Completed 2007.

Court comprising of:
- 22 x two bedroomed apartments
- 32 x one bedroomed apartments

Lodge comprising of:
- 14 x two bedroomed apartments

Services:
- Manager on site 9.00am to 5.00pm, Monday to Friday
- Out of hours emergency callouts handled by a monitoring centre

Facilities:
- Lift access to all levels
- Landscaped gardens
- Gated car parking
- Secure door entry
- Emergency alarm call system
- Owners' lounge (located in the court)
- Guest suite (located in the court)
- Fitness suite (located in the court)
- Laundry room (located in the court)

Accessibility:
Pegasus is conveniently situated close to the local shops and amenities, with the beach only a short walk away and regular bus services to the Weston-super-Mare town centre. The Court also showcases wonderful views across the coast.

Lifestyle:
Pegasus has a variety of social events including weekly music group, Flexercise class, wine nights, bingo and quarterly minibus trips to places of interest or shopping centres.

New Owners are accepted over 60 years of age.

Pets are welcome (subject to terms of the lease).



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Court address:	58 Beach Road, Weston-super-Mare, North Somerset, BS23 4AL
Lodge address:	2A Severn Road, Weston-super-Mare, North Somerset, BS23 1DN
Office telephone:	**01934 637859**
Development mobile:	**07842 406539**
Manager email:	**pegasus@kingsdale.co.uk**

Redefining Retirement Living







rightmove

Use https://tinyurl.com/3y6fnnsk to view properties for Pegasus Court & Lodge.