



£125,000 Guide Price

58 Lansdowne Road, Bournemouth

Retirement Property | 1 Bedroom | 1 Bathroom

01202 289000

DANEHURST
— ESTATE AGENTS —

www.danehurstea.co.uk



Step Inside

Key Features

- One Bedroom Retirement Flat
- Over 55's
- Present In Excellent Order
- Third Floor
- 24 hour careline system for safety and security
- Communal laundry
- Owners Lounge with library area and conservatory
- Heated swimming pool with Jacuzzi
- House manager available 5 days a week
- Owners private car park

Property Description

This beautifully presented, modern one-bedroom apartment is located on the third floor of the highly sought-after Pegasus Court, a prestigious and award-winning development designed exclusively for residents aged 55 and over.

The apartment is bright and welcoming throughout, featuring a spacious entrance hall with two useful storage cupboards, a well proportioned lounge, a generous double bedroom with fitted wardrobes, a modern fitted bathroom, and a contemporary kitchen with integrated appliances including an oven, microwave, hob, and fridge/freezer.

Pegasus Court has been designed with safety, comfort, and community in mind. The apartment features an emergency Careline system monitored by the on-site House Manager during the day (five days per week) and by the 24-hour Careline team all year round. A secure entry system and advanced fire and smoke detection throughout both the apartment and communal areas ensure complete peace of mind.

Residents benefit from an impressive range of facilities, including a residents' lounge and conservatory with terrace, a function room, wellness suite with swimming pool and Jacuzzi, laundry room, weekly hairdressing appointments, and a guest suite for visiting family and friends. The development also enjoys beautifully maintained communal gardens, residents' parking (first come, first served), and a lift serving all floors. A vibrant social calendar with games afternoons and exercise classes fosters a friendly and welcoming atmosphere.

Service Charge (Year Ending 31st December 2025): £4,436.32 per annum.

Ground Rent: Not collected if transfer fee paid on completion of the sale by the owner

Council Tax: Band D

Lease: 116 years remaining.

A Transfer Fee maybe due on the sale of any apartment at Pegasus Court by the seller and varies between 1.5% and 5% of the sale price of the Property depending on how long the property is owned and if ground rent is paid.

Main Particulars

This beautifully presented, modern one-bedroom apartment is located on the third floor of the highly sought-after Pegasus Court, a prestigious and award-winning development designed exclusively for residents aged 55 and over.

The apartment is bright and welcoming throughout, featuring a spacious entrance hall with two useful storage cupboards, a well proportioned lounge, a generous double bedroom with fitted wardrobes, a modern fitted bathroom, and a contemporary kitchen with integrated appliances including an oven, microwave, hob, and fridge/freezer.

Pegasus Court has been designed with safety, comfort, and community in mind. The apartment features an emergency Careline system monitored by the on-site House Manager during the day (five days per week) and by the 24-hour Careline team all year round. A secure entry system and advanced fire and smoke detection throughout

both the apartment and communal areas ensure complete peace of mind.

Residents benefit from an impressive range of facilities, including a residents' lounge and conservatory with terrace, a function room, wellness suite with swimming pool and Jacuzzi, laundry room, weekly hairdressing appointments, and a guest suite for visiting family and friends. The development also enjoys beautifully maintained communal gardens, residents' parking (first come, first served), and a lift serving all floors. A vibrant social calendar with games afternoons and exercise classes fosters a friendly and welcoming atmosphere.

Service Charge (Year Ending 31st December 2025): £4,436.32 per annum.

Ground Rent: Not collected if transfer fee paid on completion of the sale by the owner

Council Tax: Band D

Lease: 116 years remaining.

A Transfer Fee maybe due on the sale of any apartment at Pegasus Court by the seller and varies between 1.5% and 5% of the sale price of the Property depending on how long the property is owned and if ground rent is paid.

Council Tax Band: D

Tenure: Leasehold

Lease Years Remaining: 116

Pegasus Court is ideally located on Lansdowne Road, close to Bournemouth town centre and its shops, cafés, and award-winning beaches. Bournemouth train station is less than a mile away, offering direct links to London and beyond, with regular local bus services nearby. Meyrick Park provides green open space within walking distance, while Charminster and Westbourne offer a range of independent shops and restaurants. The location combines convenience, coastal living, and excellent transport connections.

entrance
hall.jpg



lounge.jpg



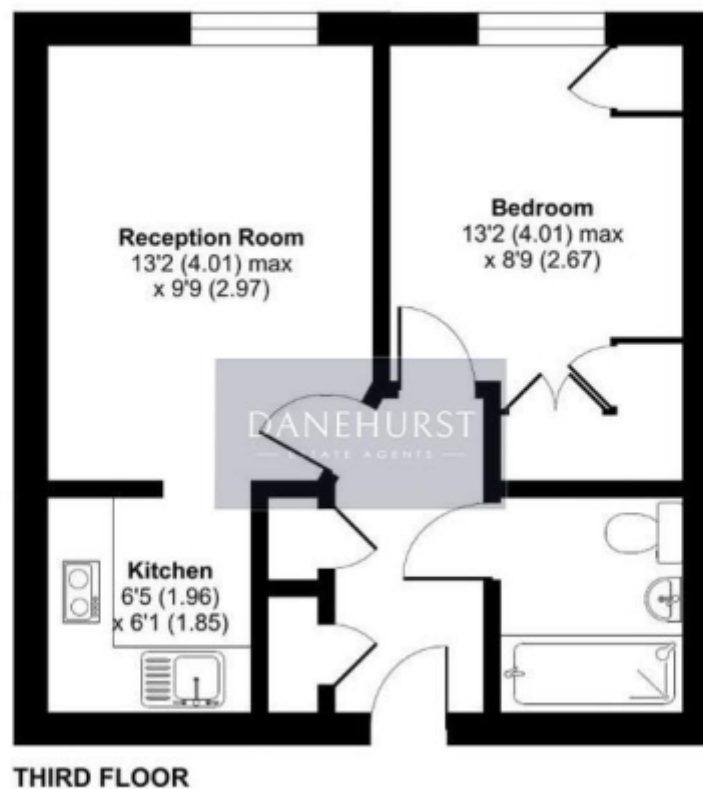
lounge2.jpg



lounge3.jpg

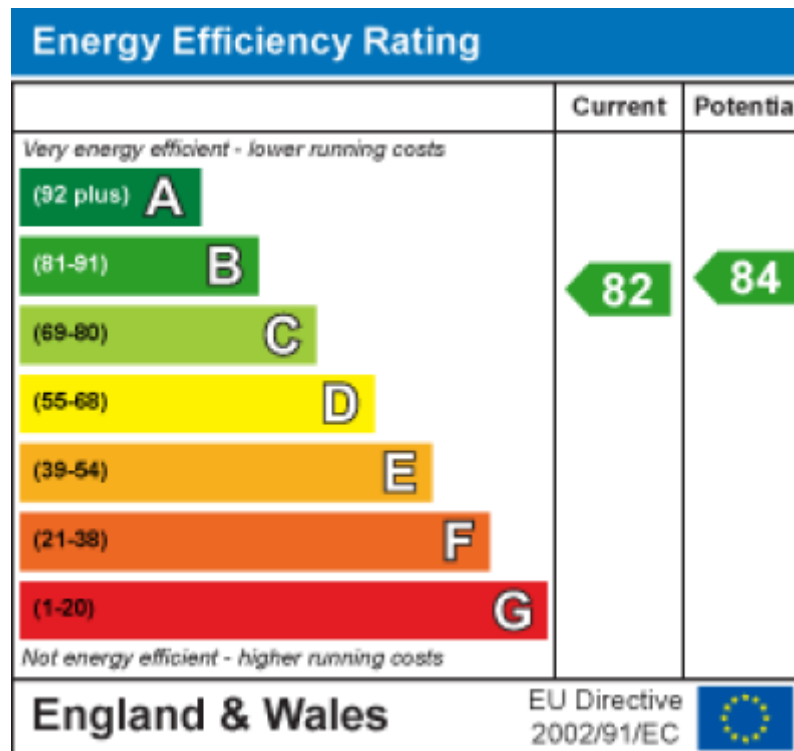


Approximate Area = 386 sq ft / 35.9 sq m
For identification only - Not to scale



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 14150458 Registered Office: , Head Office, Uppington Ridge, Wimborne, BH21 7HA



Telephone: 01202 289000

DANEHURST
— ESTATE AGENTS —

www.danehurstea.co.uk