

16 Pegasus Court (Taunton)

Coal Orchard, Taunton, Somerset, TA1 1AE



**PRICE: Offers in Excess of
£250,000**

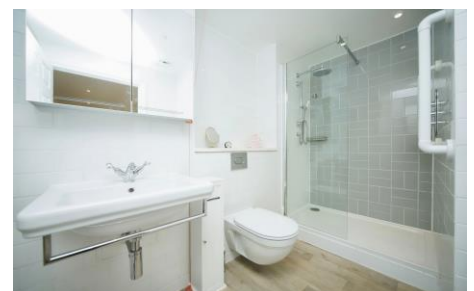
Lease: 125 years from 2009

Property Description:

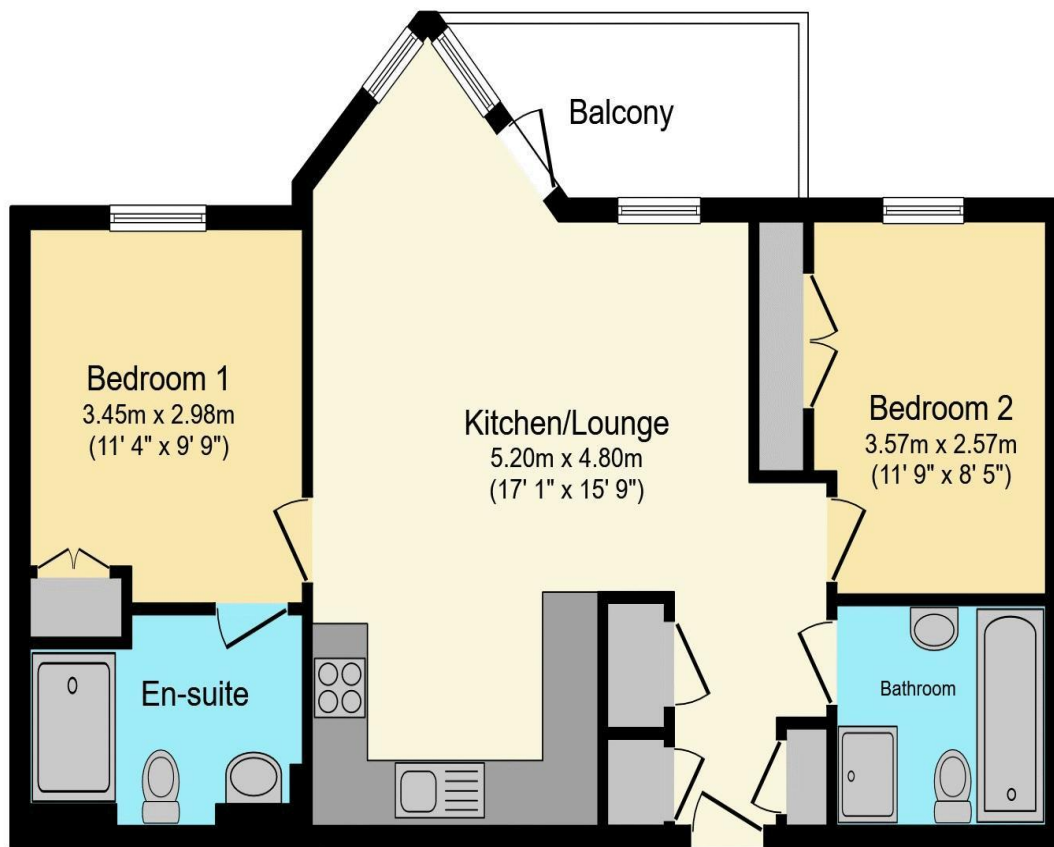
A TWO BEDROOM RETIREMENT PROPERTY LOCATED ON THE FIRST FLOOR Pegasus Court is a development of retirement apartments constructed by Pegasus Retirement Homes. Pegasus Court is nestled between the river Tone and Somerset County Cricket Club over which many of the apartments enjoy views. The facilities at Pegasus Court include an Estate Manager who sees to the day-to-day running of the development and can also be contacted in the event of an emergency. For periods when the Estate Manager is off-duty each property is linked to a 24 hour emergency call system. Each property benefits from accommodation that includes an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our property consultant if you require any information regarding Event Fees that may apply to this property.

Owners' Lounge
Communal Laundry
Lift to all floors
Guest Suite
Minimum Age 55

Estate Manager
24 hour Emergency Appello call system
External covered charging area for scooters
Lease 125 years from 2009



**For more details or to make an appointment to view, please contact
Rachel Hazell**



Total floor area 63.5 sq.m. (683 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	79	85
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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For Financial Year Ending:

31/3/25

Annual Ground Rent:

£692.50

Ground Rent Period Review:

TBC

Annual Service Charge:

£4,886,82

Council Tax Band:

F

Event Fees:

1% Transfer

1% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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Retirement Homesearch Limited, Registered Office:
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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.