

for sale

offers in excess of **£210,000**



Pegasus Court Coal Orchard Taunton TA1 1AE

Presented to the market in **SHOW-HOME CONDITION** this luxury first floor apartment for the over 55's overlooks the **RIVER TONE** and is situated within the County Cricket Ground. Features include Gated residents parking, lift access, and other **UNBELIEVABLE** communal facilities.



Pegasus Court Coal Orchard Taunton TA1 1AE

Front Door

Leading to...

Entrance Hall

Solid oak Flooring. Door entry system and 'Apollo alarm'. Recessed walk-in linen cupboard/ cloak area with light.

Lounge / Diner

21' 7" average x 10' 8" (6.58m average x 3.25m)

Full length Dual aspect windows to front and side, with double glazed door providing access onto the balcony, which is suitable for a seating area with ambient views onto the River Tone. Wall-mounted electric heater. Limestone electric controlled fireplace with multi-function flame effect. Electronically controlled day-and-

night blinds.

Kitchen

7' 8" x 6' 6" (2.34m x 1.98m)

Double glazed window to front, with ambient outlook onto the River Tone. Equipped with a range of wall and base-mounted units with granite work surfaces, including a sink and integrated drainer with mixer tap. induction hob. electric 'Hotpoint' oven with 'Nef' microwave. further integrated appliances include a 'Hotpoint' slimline dishwasher and 'Hotpoint' fridgefreezer. Partial tiling.

Bedroom One

11' 11" x 9' 9" plus recess and wardrobe (3.63m x 2.97m plus recess and wardrobe)

Double glazed window to front, with ambient view onto the River Tone. Electric heater.



Bathroom

Suite comprising low-level WC, bath with mixer tap and shower attachment. Wash hand basin with vanity cupboard. Integrated mirror. inset lights. shaver points. Corner shower cubicle with integral shower. electric towel rail. Wall-mounted 'Dimplex' heater. extractor fan. fully tiled walls.

Parking

Gated residents parking on a first come first served basis.

Residents Facilities

Pegasus Court offers wonderful facilities such as a guest suite, on-site manager and a large 4th floor lounge with views over the County Cricket Ground.

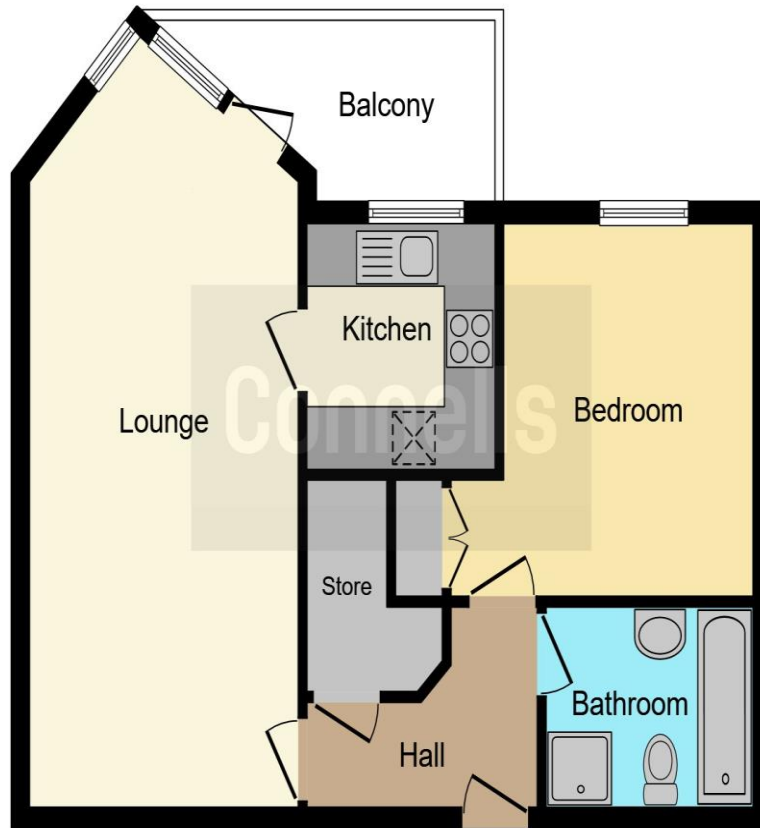
Agents Note

Service charge includes unlimited water usage.

Agents Note

We have been advised that on completion of the sale, the new owner will be required to pay 1% to Pegasus Retirement Homes Plc as the landlord and further 1% to First Port Management Services Ltd as the management company. On this Sale however the Vendor is willing to cover the initial 1% to both Pegasus Retirement Homes Plc and First Port Management Services





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). Powered by www.focalagent.com

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN312090 - 0011

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/TTN312090

This is a Leasehold property with details as follows; Term of Lease 126 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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