



28 Pegasus Court



STAGS

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Coal Orchard, Taunton, TA1 1AE

Taunton train station 0.3 miles, Town Centre 0.7 miles

A one bedroom apartment in an over 55 development with balcony overlooking Somerset Country Cricket Ground

- Private Balcony overlooking County Cricket Ground
- Over 55's Only
- Communal Fourth Floor Lounge
- Town Centre Location
- No Onward Chain
- Easy Access to transport links
- Private Gated Parking
- Quiet Riverside Living
- Council Tax Band: F
- Leasehold

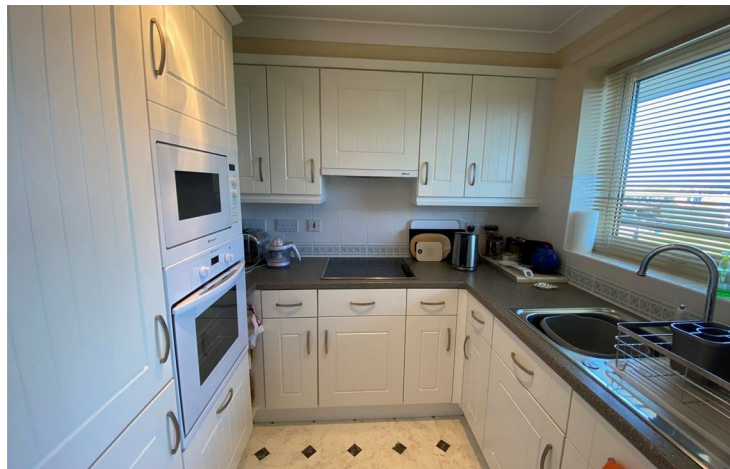
Guide Price £295,000

SITUATION

The property is situated within this popular residential development a short walking distance from Taunton town centre and within easy reach of all main shops and services, main line railway links and M5 junction.

DESCRIPTION

This well-presented over 55s apartment with no onward chain, is set on the edge of the River Tone with views over the County Cricket Ground. Ideally located in Taunton town centre, the development provides easy access to shops, restaurants, bars, and leisure facilities.



ACCOMMODATION

Accommodation includes an entrance hall, lounge/diner, kitchen, private balcony, double bedroom, and bathroom.

Residents enjoy excellent amenities such as gated parking on a first-come, first-serve basis, a large communal lounge and terrace, a guest suite available for visitors, an on-site manager, and lift access to all floors.

SERVICES & TENURE

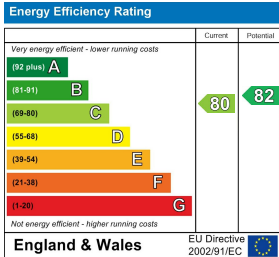
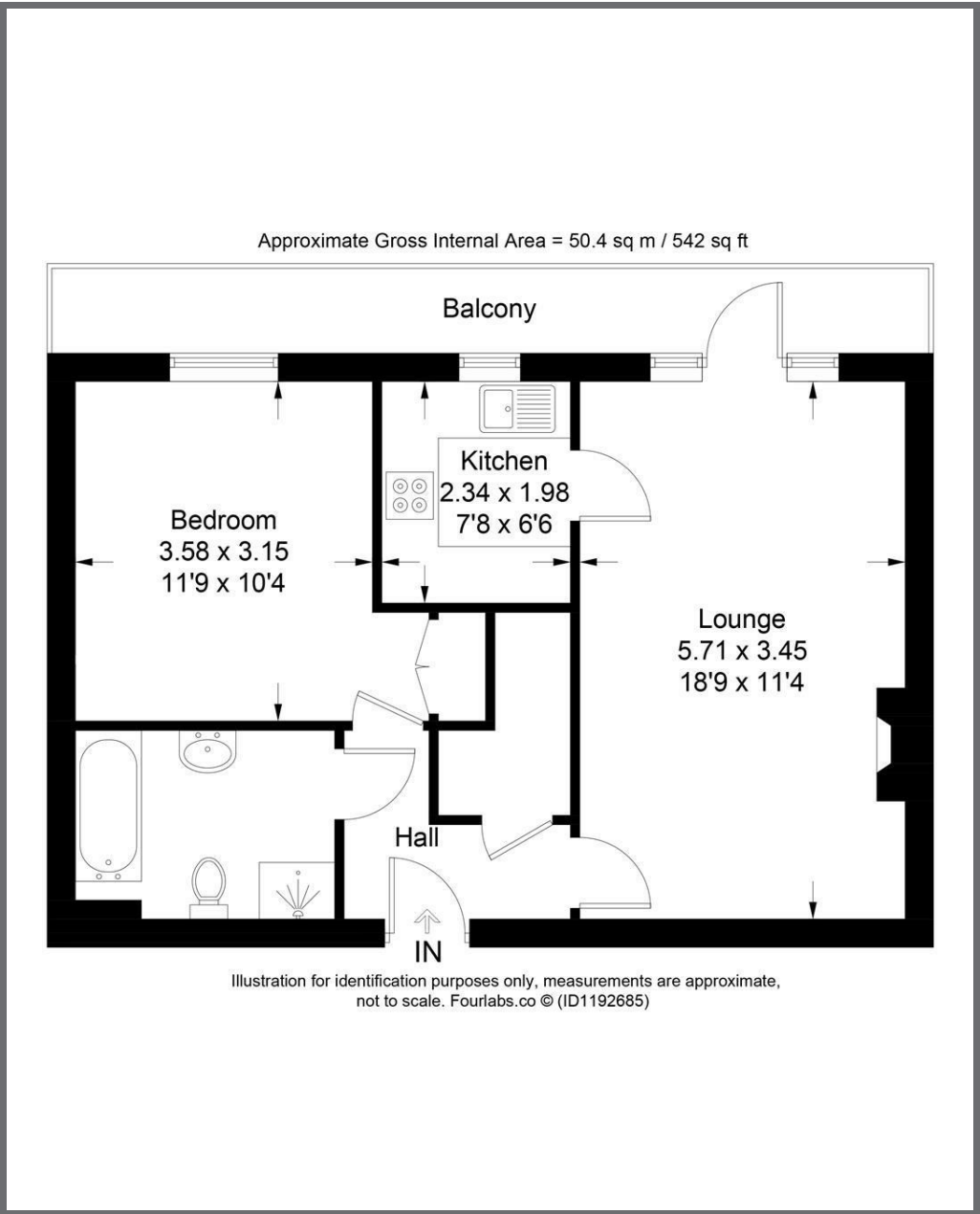
Mains drainage, electricity, water. Electric Heating. Charging point for mobility scooter. Ultrafast broadband available (Ofcom) Mobile signal likely available (Ofcom). Please note the agents have not inspected or tested the services.

The property is sold with the 126-year lease which commenced in 2009. The service charge is currently £3078.50 per annum. There is a ground rent of £459 per annum, which is paid on a six-monthly basis. No commercial vehicles allowed in parking spaces.

We have been advised that on completion of the sale, the vendor 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.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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