



Pegasus Court

Mill Street, Abergavenny NP7 5EX

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£175,000

Flat 10 Pegasus Court

Mill Street, Abergavenny, Monmouthshire NP7 5EX

Popular purpose built retirement development for the over 60's situated close to the town centre

A well presented, spacious two bedroomed first floor apartment

Communal entrance with security door entry intercom system | Private entrance hallway

Dual aspect living room | Two bedrooms one with fitted wardrobes | Modern kitchen and refitted shower room

Communal facilities include car park, residents lounge, guest suite, laundry, gardens and emergency pull cords with 24 hr careline facility

This is a well-appointed, two bedroomed first floor retirement apartment in a favoured development close to the centre of Abergavenny. Popular for its communal facilities, premier location and access to transport links, Pegasus Court is an ideal choice for those seeking retirement accommodation for the over 60's. Accessed via a lift service or staircase, this apartment occupies a great position within the building and has a light and airy dual aspect living room with views to two sides. With new electric heaters throughout, a modern kitchen and having a modern shower room fitted within the last two years, this apartment will be a good prospect to move straight into.

Outside there are communal parking facilities available on a first come, first served basis, in addition to well-maintained grounds including a sun terrace with seating area. Further benefits include a communal residents' lounge with kitchen, laundry facilities, a twin-room guest suite, a part time house manager, lift service, and

an emergency pull cord alarm system with 24-hour careline.

SITUATION | Pegasus Court enjoys a central setting within walking distance of the high street. Just a stone's throw away are all the services and amenities one would expect of a thriving town centre. Abergavenny boasts a comprehensive range of shopping and leisure facilities, including a wide selection of individual boutique style shops, grocery and newsagent stores, supermarkets and many well-known high street shops. Abergavenny also hosts a market several times a week in the historic Market Hall which is just a short walk away. The town has its own highly regarded theatre, cinema and leisure centre as well as several restaurants and bistros for evening entertainment.

Abergavenny rail and bus stations are close-by, buses can be picked up opposite the development whilst road links at the Hardwick interchange give easy access to

the motorway and "A" routes to Cardiff, Hereford, and Newport plus further afield to the M4 linking Bristol, west Wales, and the Midlands.

ACCOMMODATION

The accommodation is planned over one floor as shown in brief below.

ACCOMMODATION

The accommodation in more detail comprises:

Entrance Hall
Dual aspect living room
Modern kitchen
Two bedrooms one with fitted cupboards
White walk-in shower suite

COMMUNAL FACILITIES

House manager
Residents lounge & kitchen
Lift service

Laundry Room
Gardens with sun terrace
Guest suite
On site parking (first come first served)

GENERAL

Tenure | We are informed the property is Leasehold. Intending purchasers should make their own enquiries via their solicitors.

Lease Term | 150-year lease (112 years remaining) until 7th November 2138

Service charge | £1314.38 Per quarter

Ground rent | £127.48 Per quarter

Services | Mains electricity, water and drainage are connected to the property.

Council Tax | Band C (Monmouthshire County Council)

EPC Rating | Band C

Flood Risk | Low flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number WA453506. There are restrictive covenants associated with the property, for further details, speak to the Agent.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property although the property is within the town's Conservation Area. Refer to Monmouthshire planning for further information.

Broadband | According to Openreach, FTTC is available now, FTTP is being built in the area.

Mobile network | According to Ofcom, EE and Three provide good indoor and outdoor coverage, O2 and Vodafone is variable indoor.

Viewing Strictly by appointment with the Agents

T 01873 564424

E abergavenny@taylorandcoproperty.co.uk

Reference AB582

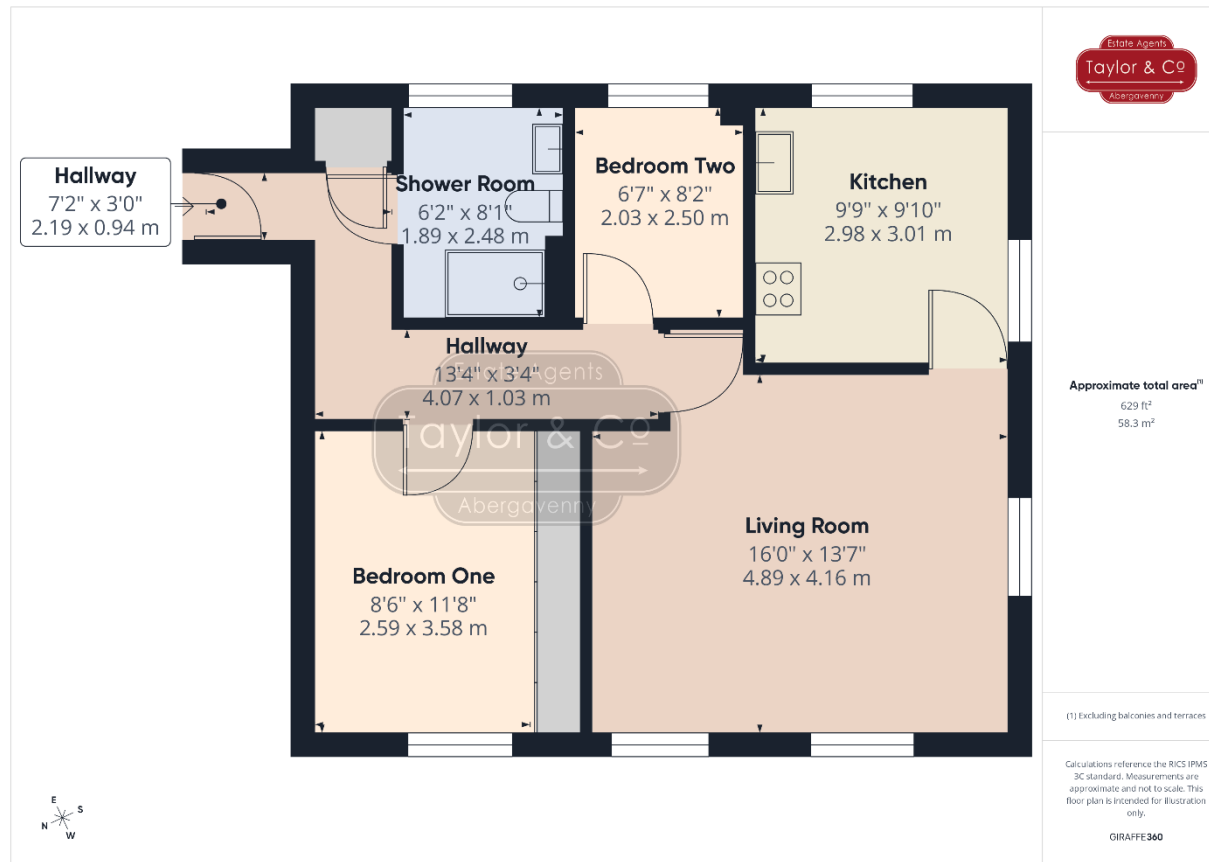






Floorplan

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