



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Mill Street
Abergavenny
NP7

£180,000



- Stunning Ground Floor Retirement Apartment
- Two Well-Appointed Double Bedrooms
- No Onward Chain Complications
- 24-Hour Emergency Call System
- Communal Gardens, Lounge and Parking
- Town Centre Location | Close To Bus & Rail Stations
- Spacious Reception Room With Direct Patio Access
- Modern Fitted Kitchen With Integrated Appliances
- Contemporary Shower Room
- Council Tax: C | EPC: D | Tenure: Leasehold

Ref: PRA11106

Viewing Instructions: Strictly By Appointment Only

General Description

This beautifully presented two double bedroom garden floor apartment is exclusively available for those over 60 and is offered with no onward chain. It is conveniently located within walking distance of the town centre, bus station, and the railway station.

Pegasus Court is a purpose-built retirement development of beautifully appointed one and two-bedroom homes nestled within well-maintained gardens. Its prime location offers easy, level walking access to the high street, shops, and amenities.

The ground floor apartment is filled with natural light and boasts a warm, inviting atmosphere. The well-proportioned reception room has direct access to a good-sized patio. The modern fitted kitchen features sleek shaker-style cabinetry, a halogen hob, and integrated appliances. The main bedroom provides a calm outlook, while the second bedroom offers flexibility for use as a guest room or study. The shower room is smartly tiled and includes a frameless walk-in enclosure. Additionally, the hallway contains generous built-in storage with multiple cupboards.

There is lift access to all floors, and for added convenience and peace of mind there is a secure video entry system, a part-time house manager, and a 24-hour emergency call system. Residents also benefit from a social communal lounge, laundry facilities, and communal parking.

This retirement apartment represents a rare opportunity to acquire a superb, centrally located home in one of the town's most sought-after developments.

SITUATION

Located in the heart of Abergavenny, a historic town known as the Gateway to Wales, the area boasts a lively high street filled with independent shops, supermarkets, cafes, and restaurants that cater to a variety of tastes. Additionally, the town offers a range of local amenities, including hotels, a theatre, a cinema, a general hospital, and primary and secondary schools, as well as a mainline train station. Ample green spaces, such as Bailey Park and the Castle Meadows, along with the surrounding hills, provide beautiful settings for leisure and outdoor activities.

ADDITIONAL INFORMATION

Service Charge | £438.00 pcm (at the time of listing)

Ground Rent | £TBC per annum

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

Lease Details | Date Commenced: 25/08/1989. Term: 150 years.

EPC Rating | D

Council Tax Band | C (at the date the property was listed)

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

Local Authority | Monmouthshire County Council

Services | We understand that the property is connected to electricity, water and drainage. There is no gas to the building.

****Consumer Protection from Unfair Trading Regulations 2008****

Whilst every effort has been made to ensure accuracy, these sales particulars must not be relied upon. Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only and it must not be inferred that any item shown is included with the property.

Viewing | Strictly by appointment with the agents - Greg Roberts and Co

Accommodation

Entrance

Communal entrance into hallway with access to first floor. Hardwood door into Internal Porch.

Internal porch (3' 10" x 3' 11") or (1.17m x 1.19m)

Carpet as laid, textured ceiling, white gloss solid door into Hallway.

Hallway (13' 6" x 3' 3") or (4.11m x 0.99m)

Carpet as laid, textured ceiling, white gloss doors to Living Room, Bedrooms, Shower Room, airing cupboard, and storage cupboard.

Living Room (10' 4" x 14' 4") or (3.15m x 4.36m)

Carpet as laid, textured ceiling, electric feature fireplace, electric radiator, sliding door to Kitchen, uPVC and double-glazed doors to rear patio garden.

Kitchen (11' 4" x 6' 2") or (3.46m x 1.87m)

Linoleum flooring, textured ceiling, sage green base and eye level units with tiled splashbacks, stainless steel sink and drainer, integrated halogen hob with extractor fan over, integrated oven, integrated dishwasher, integrated washing machine, integrated fridge, integrated freezer, hardwood and double-glazed window to front, hardwood and double-glazed window to side.

Bedroom 1 (10' 9" x 10' 8") or (3.27m x 3.26m)

Carpet as laid, textured ceiling, electric radiator, hardwood and double-glazed window to rear.

Bedroom 2 (6' 9" x 10' 7") or (2.06m x 3.23m)

Carpet as laid, textured ceiling, electric radiator, hardwood and double-glazed window to side.

Shower Room (6' 9" x 6' 2") or (2.05m x 1.87m)

Tiled flooring, part tiled walls, textured ceiling, walk-in shower enclosure with mains shower over, wash hand basin with vanity unit beneath, WC, chrome vertical radiator, hardwood and obscured double-glazed window to side.

Services

Mains electricity, mains water, mains drainage

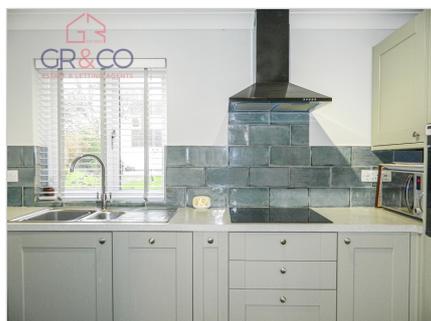
EPC Rating:57

Tenure

We are informed that the tenure is Leasehold

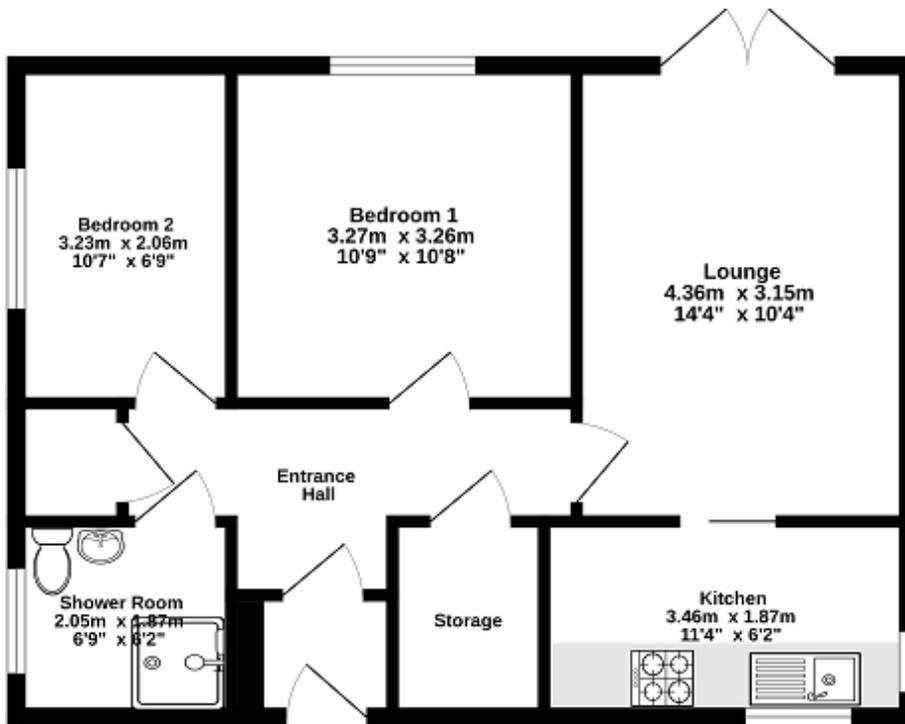
Council Tax

Band C





Ground Floor
52.5 sq.m. (565 sq.ft.) approx.



TOTAL FLOOR AREA : 52.5 sq.m. (565 sq.ft.) approx.

While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropac 10/2006

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £225,000. From £225,001 to £400,000 - 6% of Purchase Price. From £400,001 to £750,000 - 7.5% of Purchase Price. From £750,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of

any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.