



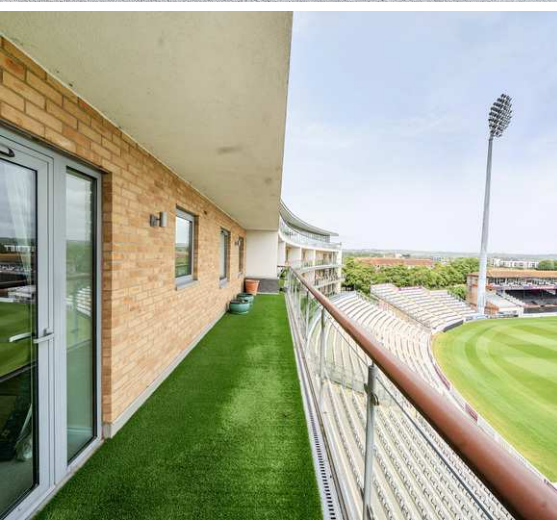
45 Pegasus Court Taunton TA1 1AE

£345,000





A well-presented 3rd floor 2 double bedroomed apartment in this popular over 55's riverside complex with stunning central views from the full width balcony over the Somerset County Ground cricket pitch and lift to all floors. No onward chain.





Features

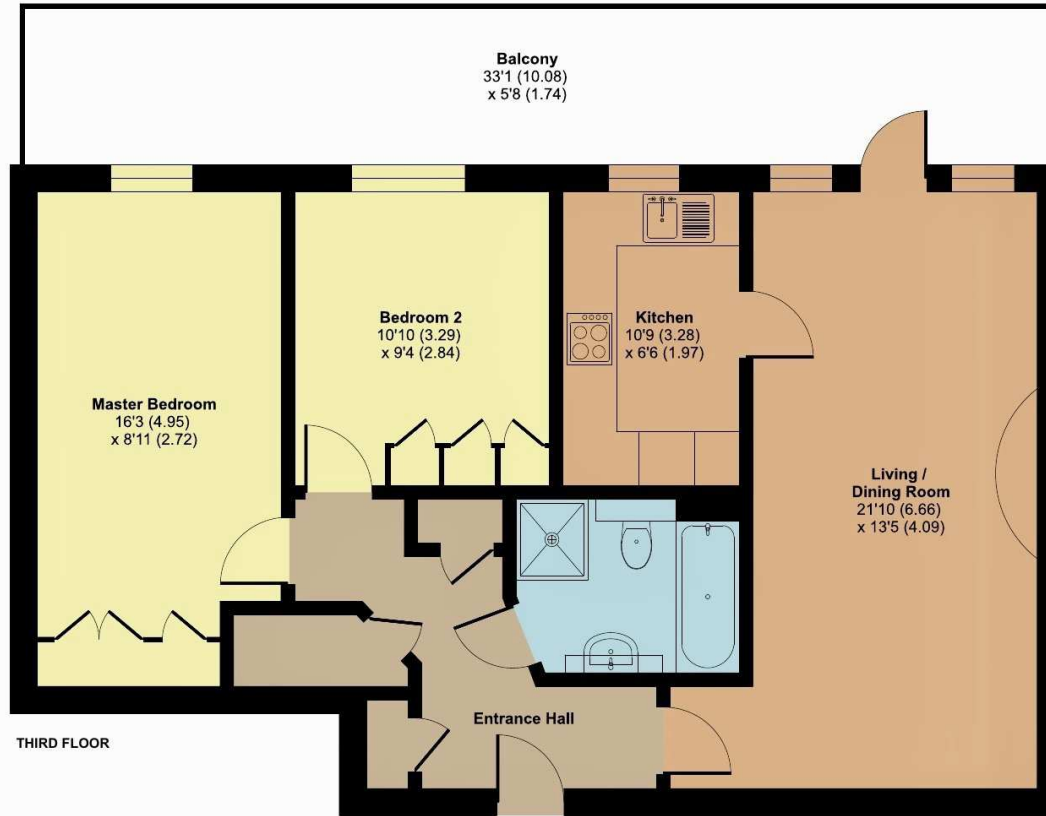
- Entrance Hall
- Living / Dining Room with door to full width Balcony with views over cricket ground
- Fitted Kitchen
- Master Bedroom
- Further double Bedroom
- Bathroom
- Electric heating
- Double glazing
- Security entry system
- 24 hour emergency call system
- Lease term 126 years from 1/1/2009, 108 years remaining
- Current Service charge £4,524.82 pa
- Current ground rent £249.50 pa
- Council tax band F
- What3words:
///rings.proud.petal
- NB. Service charges and ground rent figures are provided by the seller and should be verified by a buyer's solicitor prior to exchange of contracts



45 Pegasus Court, Coal Orchard, Taunton, TA1 1AE

Approximate Area = 754 sq ft / 70 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'ichecom 2026. Produced for Robert Cooney. REF: 1466070



Viewing strictly through the selling agents:

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