



**Flat 20 Pegasus Court, Mill Street,
Abergavenny. NP7 5EX
£174,950
Tenure Leasehold**

- PURPOSE BUILT 2ND FLOOR RETIREMENT APARTMENT
- TOWN CENTRE LOCATION
- TWO BEDROOMS
- KITCHEN/DINING ROOM
- LOUNGE
- ENJOYING A TRIPLE ASPECT
- COMMUNAL LOUNGE
- COMMUNAL GARDENS AND PARKING AREA
- 24 HOUR CARE LINE & ON SITE HOUSE MANAGER
- GARAGE

Located only a stones throw away from the popular market town of Abergavenny is this retirement living complex. A second floor apartment with accommodation to include an entrance hallway with airing cupboard and storage room, there is a 3 piece suite having step in shower cubicle. The lounge is spacious and enjoys three aspects enjoying views towards the castle and making the room light and airy. From the lounge is a fitted kitchen/diner again having two windows overlooking the rear grounds and castle. This apartment also benefits from having a garage in the rear courtyard.

Pegasus Court offers a communal lounge with kitchen attached for use by residents, well maintained gardens with seating areas, a laundry room and an en-suite twin guest suite that is available for visitors for a small charge. There is also a resident's car park on a "first come, first served" basis.

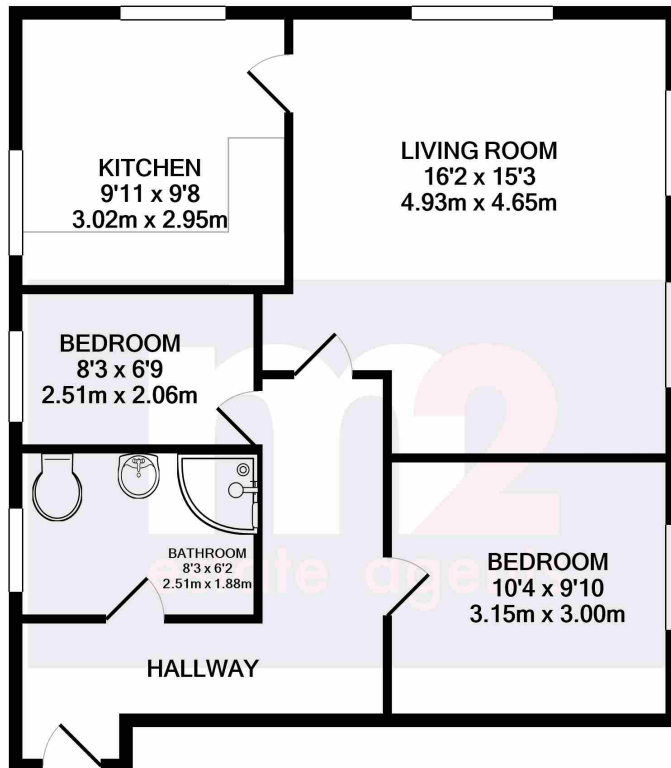
A Development Manager works part time as does a cleaner and gardeners are employed to maintain the grounds. All apartments are linked to an intercom and emergency 24hr care line. The development is conveniently situated for the town centre, medical and dental surgeries, independent shops, cafes, cinema and restaurants. The main bus station is situated opposite Pegasus Court and the train station is within easy walking distance.

Services:

Mains electricity, water and drainage are provided.

Council Tax Band:

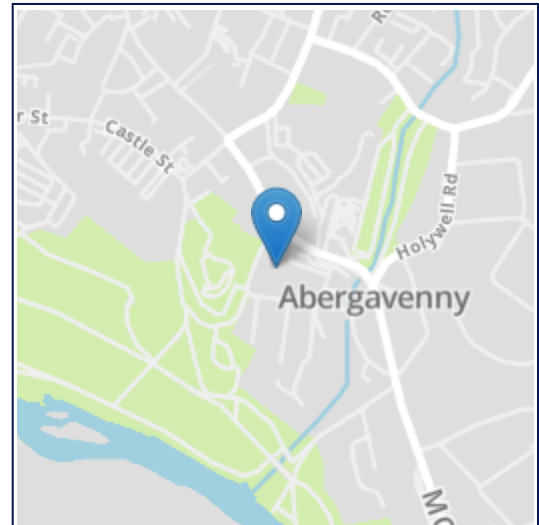
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TOTAL APPROX. FLOOR AREA 618 SQ.FT. (57.4 SQ.M.)

Whilst every attempt 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	70	75
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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