



**Flat 10 Pegasus Court, Mill Street,
Abergavenny. NP7 5EX
£175,000
Tenure Leasehold**

- RETIREMENT ACCOMMODATION
- TWO BEDROOMS
- FIRST FLOOR APARTMENT
- TOWN CENTRE LOCATION
- SPACIOUS LIVING / DINING ROOM
- 24 HOUR CARE LINE
- RESIDENTS CAR PARK
- NO ONWARD CHAIN

Located only a stones throw away from the popular market town of Abergavenny is this retirement living complex. A first floor apartment with accommodation to include an entrance hallway leading to a spacious living / dining room with double aspect views towards Abergavenny Castle. A kitchen again double aspect windows, a verity of wall and base units and integral appliances. A master double bedroom with build in wardrobes and a further single bedroom. A three piece shower room and storage cupboard.

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.

A Development Manager works part time as does a cleaner and gardeners are employed to maintain the grounds and residential areas. All apartments are linked to an intercom and emergency 24hr care line. The development is conveniently situated for the town centre, which has a selection of supermarkets, leisure facilities, dentist and doctor's surgeries as well as a hospital. The development is also near to the bus station, Aldi supermarket and Swan Meadows for walks. The town also benefits from a train station with links to Cardiff, Bristol, London Manchester and the Midlands. We are offering this property to the market with no onward chain and viewings are highly recommended to fully appreciate.

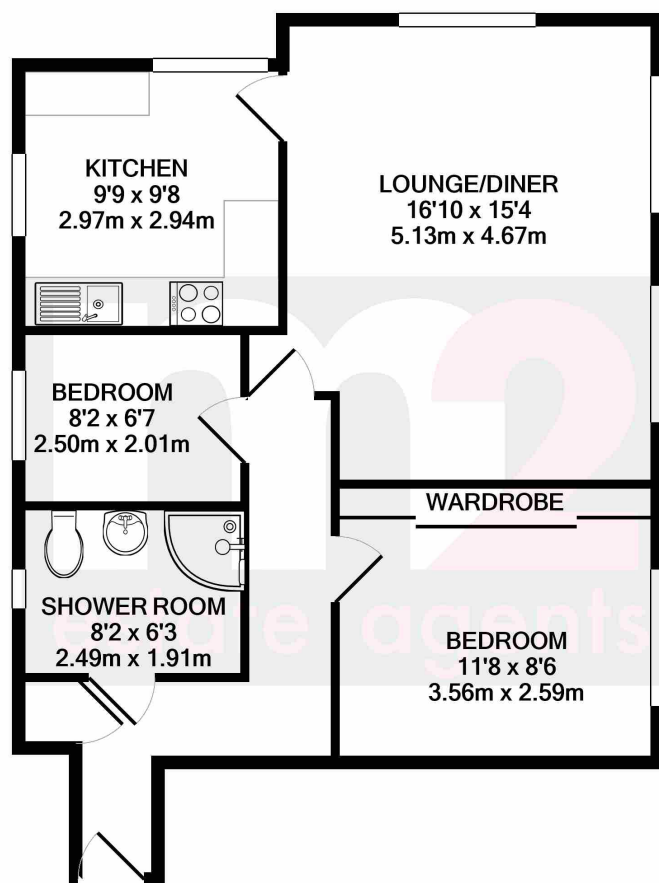
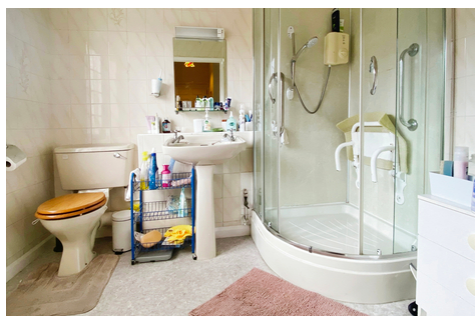
There is 114 years remaining on the lease with a service charge of £5200 PA and a ground rent of £508 PA, both of which are paid quarterly.

Services:

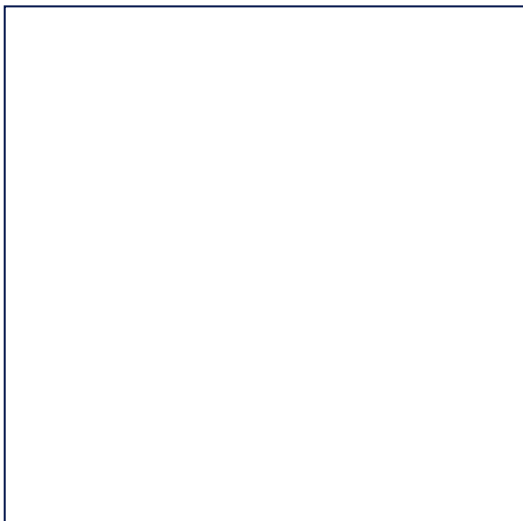
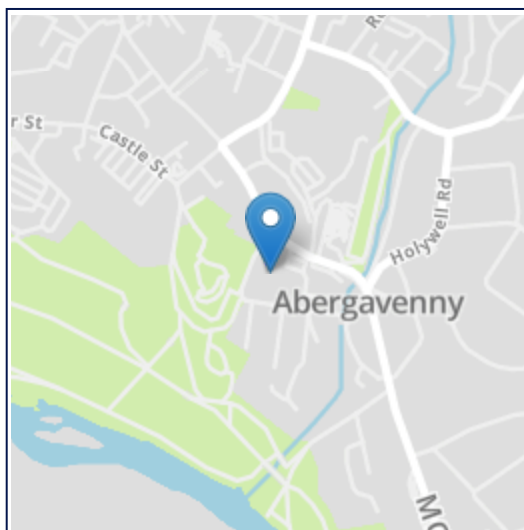
Mains Electricity, water and drainage

Council Tax Band:

Band C.



Measurements are approximate. Not to scale. Illustrative purposes only
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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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