

21 Pegasus Court, Abergavenny. NP7 5EX
£115,000
Tenure Leasehold

- **SECOND FLOOR RETIREMENT APARTMENT**
- **DOUBLE GLAZING**
- **POPULAR TOWN CENTRE LOCATION**
- **ONE BEDROOM**
- **COMMUNAL LOUNGE**
- **COMMUNAL GARDENS & PARKING AREA**

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 leading to living / dining room with window to front elevation towards Abergavenny Castle. A fitted kitchen with a verity of wall and base units and integral appliances. A double bedroom with built in wardrobes and a further storage cupboard. A modern three piece bathroom with shower over low level bath.

Pegasus Court offers a communal lounge with kitchen attached for use by residents, well maintained gardens with seating areas, a laundry room and an ensuite 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:

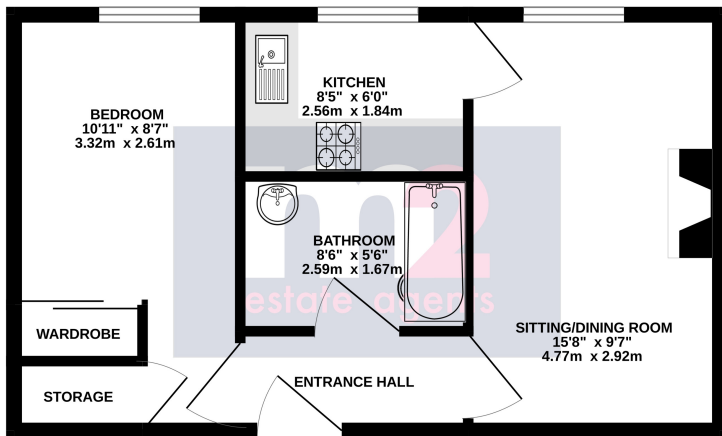
Mains Electricity, water and drainage.

Council Tax Band:

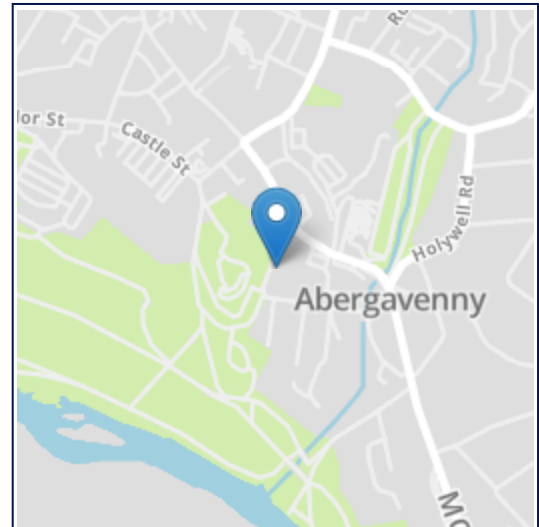
Band B.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Motopia (2024)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	75
(39-54)	E	65
(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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.