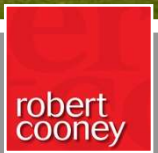




43 Pegasus Court Coal Orchard, Taunton TA1 1AE

£365,000





A well-presented third floor 2 double bed roomed 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 and views over cricket ground
- Fitted Kitchen
- Master Bedroom with fitted wardrobe
- Further Double Bedroom
- Bathroom with separate shower

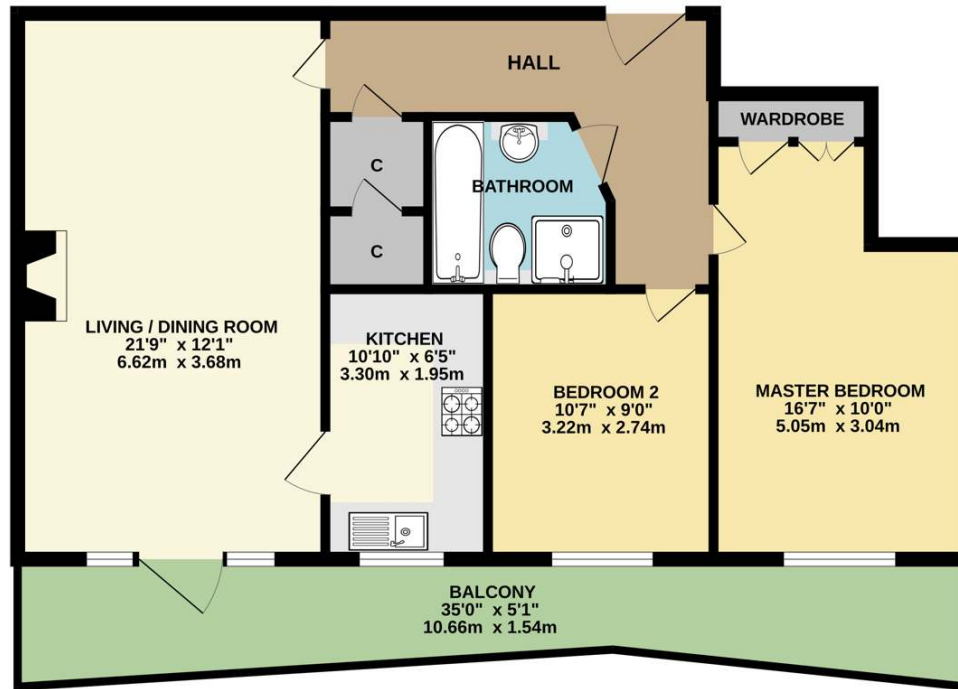
- Electric heaters
- Double glazing
- Security entry phone system
- 24 hour emergency call system

- Lease term 125 years from 2009, 111 years remaining
- Ground rent £499 pa (£249.50 paid twice annually)
- Service charge £4,654 pa (£2327.19 paid twice annually)

- Council tax band F

- What3words:
[///rings.proud.petal](https://www.what3words.com/rings.proud.petal)

752 sq.ft. (69.8 sq.m.) approx.



Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton,
Somerset TA1 4AW

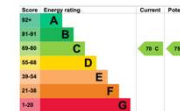
Telephone 01823 230 230

E-mail taunton@robertcooney.co.uk

Website www.robertcooney.co.uk

TOTAL FLOOR AREA: 752 sq.ft. (69.8 sq.m.) approx.

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.
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**robert
cooney**