

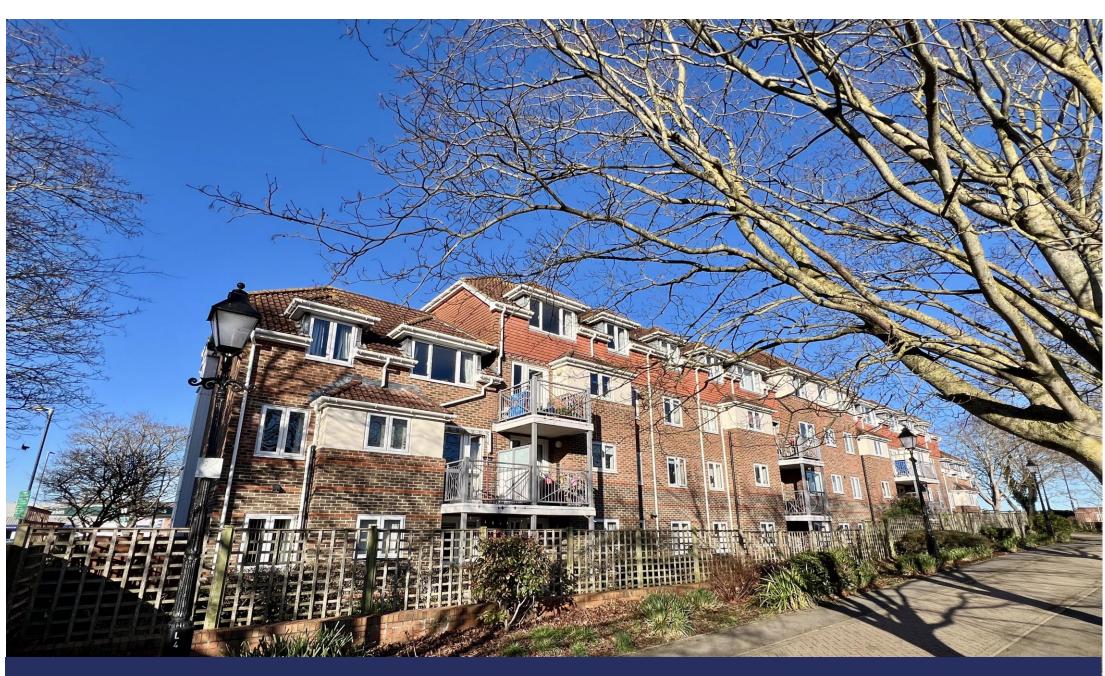


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Flat 35 Dellers Court, Dellers Wharf Taunton, TA1 1DX

A well presented purpose built second floor retirement apartment close to the centre of Taunton

Recently redecorated and recarpeted

Living/dining room with views over the River Tone

Kitchen

Double bedroom

Bathroom

Resident/visitor parking spaces

Communal gardens

Lift to all floors * guest flat and utility room

24 hour emergency call system









A beautifully presented purpose built second floor retirement apartment bordering the River Tone in the centre of Taunton offering a blend of convenience to a wide range of amenities, security and tranqility. The town centre is a short walk away, as is Taunton Railway Station and The Somerset County Cricket Club which is just a stone's throw away.

The apartment is accessed via a communal entrance with a residents lounge off, with stairs and a lift accessing the upper floors. Once in the apartment, the accommodation briefly comprises an entrance hall with a large airing cupboard, living/dining room with a window to the River, kitchen, a double bedroom with a river aspect and a three piece bathroom. The block offers resident/visitor parking spaces, a guest flat, a utility room with washing and drying machines and well tended communal gardens.

TOTAL FLOOR AREA

43sq.m.

TENURE

Leasehold - Lease: 125 years from 01/07/1994 (95 years left).

Service charges 2023/2024 are £2,850 per annum

Ground rent: £520.02 per annum.

COUNCIL TAX

Somerset Council Tax Band - B.

SERVICES

Main services of electricity, water and drainage are connected. No gas.

Telephone and broadband are connected. Standard, superfast and ultrafast are available. Please see OFCOM Checker for more details.





