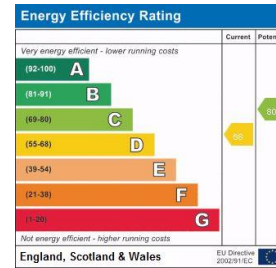


TOP FLOOR



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.
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£140,000

WARE & CO
 estate and letting agents

27 Avongrove Court, The Avenue Taunton, Somerset, TA1 1TL

A substantial purpose built retirement apartment in this sought after development

NO ONWARD CHAIN

Spacious L shaped living/dining room

Kitchen

Principal bedroom with an ensuite shower room

Guest double bedroom * bathroom and walk-in airing cupboard/store

On-site house manager

Lift to all floors * communal utility room and guest flat

Residents lounge, delightful gardens and parking



Nestled in the heart of the picturesque town of Taunton, Avongrove Court offers an exceptional opportunity for retirees seeking comfort, convenience, and community. This extremely spacious two-bedroom second-floor retirement apartment comes to the market with the benefit of no onward chain.

Avongrove Court boasts an enviable location, with easy access to all the amenities Taunton has to offer. From charming local shops and cafes to beautiful parks and cultural attractions, everything you desire is just moments away. Enjoy peaceful walks along the River Tone or indulge in a spot of shopping at nearby retail centers. With excellent transport links, exploring the wider region is a breeze, whether you're venturing into the countryside or visiting historic landmarks.

The apartment is approached through a communal entrance with a resident's lounge and utility room off, and with stairs and a lift rising to all floors. The surprisingly spacious accommodation briefly comprises an entrance hall with a walk-in airing cupboard/store, capacious living/dining room, kitchen, two double bedrooms, one being ensuite and a bathroom. Viewing is highly recommended to appreciate the space on offer with this apartment.

TOTAL FLOOR AREA

95 sq.m.

TENURE

Leasehold - Lease length: 125 years from 2000. Service charge: £5,541.84 per annum. Ground rent: £385.00. Ground Rent Period Review: 2025.

COUNCIL TAX

Somerset Council Tax Band C. Charges payable for 2024/25 - £2,138.98.

SERVICES

Main services of electricity, water and drainage are connected.

Broadband/Mobile phone coverage - The options of standard, superfast and ultrafast broadband with speeds upto 1,000mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

