

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	79	79
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Plan produced using PlanUp.



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£90,000

WARE & CO
estate and letting agents

11, Beech Court, Taunton, TA1 4BH

A well presented refurbished ground floor retirement apartment

NO ONWARD CHAIN

Modern electric night storage heating

Sealed unit double glazing

Pleasant living/dining room

Refitted kitchen

Double bedroom with built-in wardrobe cupboards

Shower room

On-site house manager

Communal gardens and parking



Situated on the ground floor of a sought after over 55's complex in the centre of Taunton is this well presented one bedroom apartment enjoying a southerly aspect. The flat comes to the market with the benefit of no onward chain and is ready for immediate occupation.

Built by McCarthy & Stone circa 1990's, Beech court is ideally positioned in the town centre to take advantage of its wide variety of independent and national retailers, coffee shops, bars and restaurants, as well delightful parks and green spaces, the bus station and Taunton's railway station linking to London in under two hours. The block offers a secure door entry system, a house manager, guest flat and utility room, together with a communal lounge and conservatory. Outside there is resident's parking spaces and beautifully manicured gardens that wrap around the block.

The apartment comprises an entrance hall with airing cupboard, living/dining room with a Juliette style balcony to the front, kitchen, a double bedroom with a built-in wardrobe and a three piece shower room.

TOTAL FLOOR AREA

45 sq.m.

TENURE

Leasehold. Lease term 99 years from June 1989.

Ground rent £150 per annum.

Service charge for 2024/25 - £2959.80.

Service charge review period - yearly

COUNCIL TAX

Somerset Council Tax Band C. Charges payable for 2024/25 - £1,880.00

SERVICES

Main services of electricity, water and drainage are connected.

Broadband/Mobile phone coverage - The options of standard, superfast and ultrafast broadband with download speeds upto 1000 Mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

