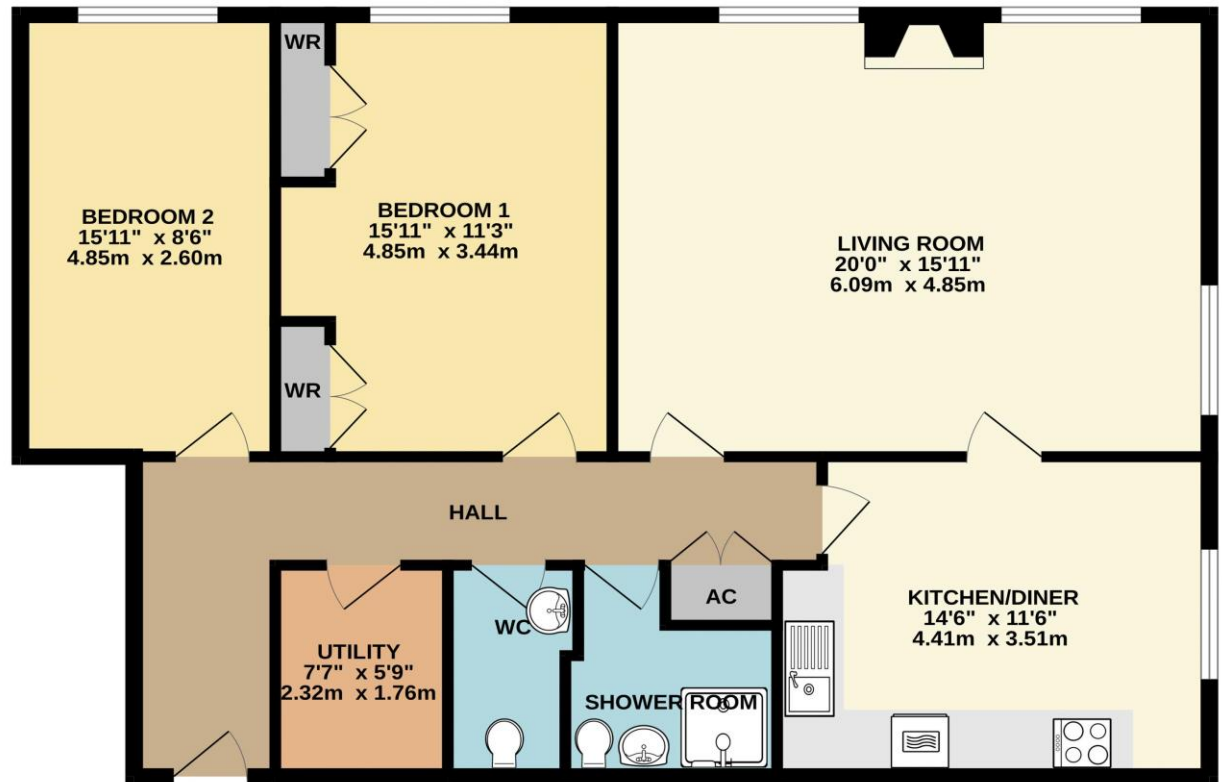


GROUND FLOOR
1041 sq.ft. (96.7 sq.m.) approx.

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



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 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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53 Bridge Street, Taunton, Somerset, TA1 1TP
T: 01823 259604 E: info@wareandco.com W: www.wareandco.com



£237,500

WARE & CO
estate and letting agents

Flat 22 Compass Court, Compass Rise Taunton, Somerset, TA1 4PP

A beautifully presented second floor apartment located in a favoured area of Taunton

Renovated and refurbished throughout

Double and secondary double glazing and new efficient electric heating

Secure underground allocated parking space & lock-up store

Lift to all floors

Very spacious living/dining room with far reaching views to the Quantock and Blackdown Hills

Superb kitchen/dining room

Two double bedrooms

Shower room and separate wc



We are thrilled to present to the market a rare gem: a meticulously refurbished two double bedroom apartment that seamlessly blends modern elegance with comfort, all within the serene confines of Trull Road in Taunton.

Compass Court offers the perfect blend of convenience and serenity. Enjoy easy access to Taunton's vibrant city centre, with its eclectic mix of shops, restaurants, bars, and cultural attractions, while still being able to retreat to the peaceful oasis of your home whenever you desire. The Victorian splendour of Vivary Park is a short walk away, whilst the large NHS Musgrove Park Hospital is equally as close.

The apartment has recently been redecorated and had new flooring laid, the heating has been replaced with efficient electric heating and the double glazed windows have been provided with modern secondary double glazing and fitted blinds. The accommodation comprises an entrance hall with separate wc, spacious living/dining room, kitchen/dining room, two double bedrooms, a shower room and a utility/store room. There is an underground car park with an allocated parking space, so your vehicle will be safe, secure, and conveniently accessible whenever you need it. The block stands centrally in meticulously maintained pretty gardens with ample visitor parking spaces.

TOTAL FLOOR AREA

94 sq.m.

TENURE

Leasehold - 999 year lease dated 1st January 1979. The ground rent is £10 per annum and the service charge for 2024 is £1,620 per annum.

COUNCIL TAX

Somerset Council Tax Band D.
Charges payable for 2024/25 - £2,406.36

SERVICES

Main services of electricity, water and drainage are connected.

Broadband/Mobile phone coverage - The options of standard, superfast and ultrafast broadband with speeds up to 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.

