



Flat 31 Avongrove Court

- Purpose-built ground floor retirement apartment
- Refurbished: new carpets, new kitchen & complete redecoration
- Spacious living/dining room
- Two genuine double bedrooms
- Modern shower room
- Entrance hall with fitted storage cupboards
- Resident and visitor parking
- Onsite house manager
- Excellent communal facilities including guest flat, laundry room & residents' lounge
- Attractive and well-maintained communal gardens

Council Tax band: C. Charges payable for 2025/26 – £2,294.26

Tenure: Leasehold.

Service charge: £5,866.00. Ground rent: £844.48

EPC Energy Efficiency Rating: D





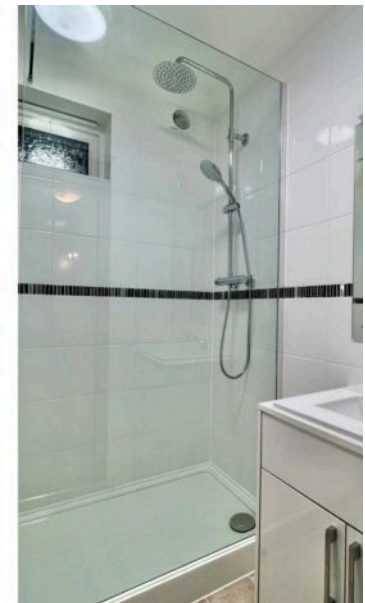
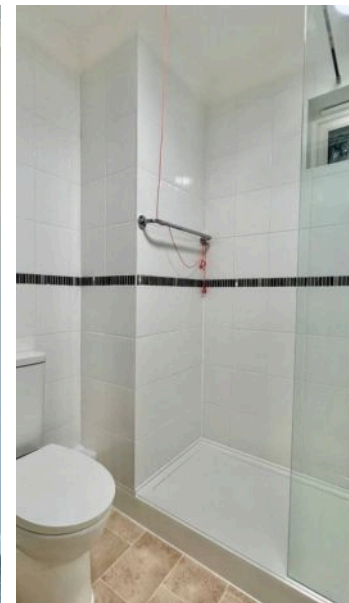
Situated within the sought-after Avongrove Court development just off The Avenue, this beautifully refurbished two-bedroom ground floor retirement apartment offers a superb blend of comfort, convenience and community. Recently improved with new carpets, a newly fitted kitchen and full redecoration throughout, the property is ready to move straight into and provides an appealing, low-maintenance lifestyle.

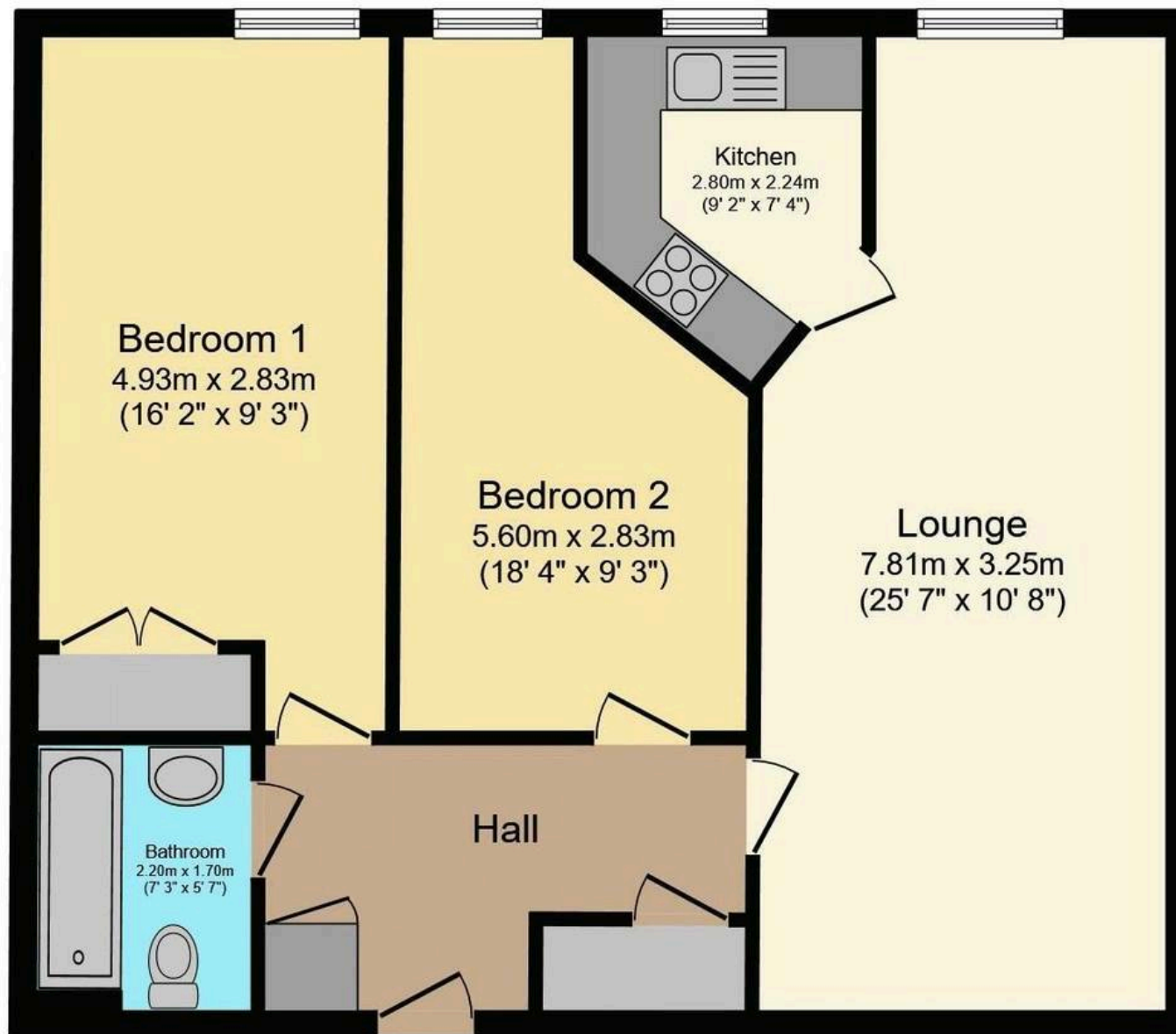
The Avenue is one of Taunton's most established and attractive residential areas, known for its leafy setting, peaceful atmosphere and convenient access to local amenities. Just a short distance from Taunton's vibrant town centre, the location offers an excellent balance of tranquillity and practicality.

Residents benefit from nearby bus routes, local shops and easy links to medical facilities, while a choice of supermarkets, cafes and leisure amenities are all within easy reach. The area is also close to Vivary Park, a popular green space offering beautifully maintained gardens, walking routes and a café.

The accommodation briefly comprises an entrance hall with a range of built-in storage cupboards, a spacious living/dining room, a newly refitted kitchen with integrated appliances, two double bedrooms, one with a fitted wardrobe and a modern three piece shower room.

The development offers resident and visitor parking, an onsite house manager, a residents' lounge, communal laundry room, a guest flat for visitors and attractive shared gardens.







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