



GIBBINS RICHARDS 

6 General Gordon House, St. Georges Place, Taunton TA1 4BP

£269,500

GIBBINS RICHARDS   
Making home moves happen



A top floor luxury apartment offering town centre accommodation in a sought after block and offering spacious open plan living with a pleasant outlook across some nearby greenery, with two reception areas and two bedrooms each with it's own bathroom. There is also a separate cloakroom. The property comes with a valuable parking space and is within a stone's throw of Taunton High Street. NO ONWARD CHAIN.

Tenure: Leasehold / Energy Rating: E / Council Tax Band: C

The apartment is entered via a communal door on the rear ground floor and then three flights of stairs takes you to the top floor landing where a private entrance door to Flat 6 can be found. The apartment has an entrance hall with a separate cloakroom to the left and then through to a large open plan living room with a Juliette balcony and double doors opening out to a pleasant green outlook. This is then open plan to a large kitchen/dining room, which in turn leads to two good sized double bedrooms, each with an en-suite bathroom. The apartment forms part of a development of similar properties that were converted less than 10 years ago and still benefits from some fantastic contemporary fittings. Added to the that, is the contemporary feel of the current owners decor and style which really sets the scene for fabulous modern living. We strongly recommend an early viewing.

LUXURY TWO BEDROOMED APARTMENT  
TOWN CENTRE LOCATION  
VALUABLE PARKING SPACE  
PRIVATE ENTRANCE DOOR  
OUTLOOK TOWARDS GREENERY ON THE CRESCENT  
TWO GOOD SIZED RECEPTION AREAS  
MODERN FITTED KITCHEN  
EN-SUITE BATHROOMS TO BOTH BEDROOMS  
ELECTRIC HEATING THROUGHOUT  
VIEWING STRONGLY RECOMMENDED







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Entrance Hall

Cloakroom

Living Room 15' 9" x 13' 7" (4.80m x 4.14m) With Juliette balcony, open plan to;

Kitchen/Dining Room 22' 0" x 16' 2" (6.70m x 4.92m)

Bedroom 1 12' 11" x 10' 10" (3.93m x 3.30m) With accompanying;

En-suite Bathroom 10' 11" x 10' 3" (3.32m x 3.12m)

Bedroom 2 12' 10" x 10' 10" (3.91m x 3.30m) With accompanying;

En-suite Bathroom 10' 10" x 7' 1" (3.30m x 2.16m)

Outside Parking space.

Tenure and Outgoings The apartment benefits from an original 125 year lease dated 3rd December 2018. The annual ground rent is £250.00 and the service charge for March 2024 - March 2025 is £1,335.39.



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## SECOND FLOOR

1129 sq.ft. (104.9 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828  
Email: [tn@gibbinsrichards.co.uk](mailto:tn@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)