



GIBBINS RICHARDS 

Flat 12 Suffolk Court, Wiltshire Close, Taunton TA1 4JU
£180,000

GIBBINS RICHARDS 
Making home moves happen

A top floor two bedroomed apartment coming to the market with no onward chain and offering spacious living in a very popular area close to Musgrove Park Hospital and local amenities. The property comes with a parking space and garage.

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

The top floor apartment forms part of this purpose block, built in the 1970's and forms one of several similar blocks in the area. Ever popular for rental investors, first time buyers and professional people alike, these are spacious two bedroomed apartments offering a wonderful outlook to the neighbouring communal gardens. The ground floor communal entrance door leads to a shared staircase and on the second floor there is a private door into the flat. There is an entrance hall with shelving and storage areas, shower room, large sitting room with balcony off, kitchen and two double bedrooms, both with built-in wardrobes. The apartment has modern uPVC double glazing throughout and currently has night storage heating. There is a parking space and a garage in a nearby block. A fantastic property and an early viewing is highly recommended.

SPACIOUS TWO BEDROOMED APARTMENT
COMMUNAL GARDENS
GARAGE IN NEARBY BLOCK
PARKING SPACE
SITTING ROOM WITH BALCONY
CLOSE TO MUSGROVE PARK HOSPITAL AND LOCAL AMENITIES
MODERN UPVC DOUBLE GLAZING
NO ONWARD CHAIN



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Shared communal entrance door. Shared communal stairs to the second floor.

Entrance door into;

Entrance Hall	Storage area.
Shower Room	7' 7" x 5' 6" (2.31m x 1.68m)
Sitting Room	17' 7" x 11' 10" (5.36m x 3.60m) Double doors leading to the balcony.
Kitchen	7' 9" x 7' 9" (2.36m x 2.36m)
Bedroom 1	11' 5" x 10' 9" (3.48m x 3.27m) Built-in wardrobe.
Bedroom 2	11' 5" x 7' 8" (3.48m x 2.34m) Built-in wardrobe.
Outside	Parking space, communal gardens and a garage in a nearby block.
Tenure and Outgoings	The property benefits from an original 998 year lease, dated 4th November 1970 (945 years remaining). The annual current service charge is £1,200 and the ground rent is £15.



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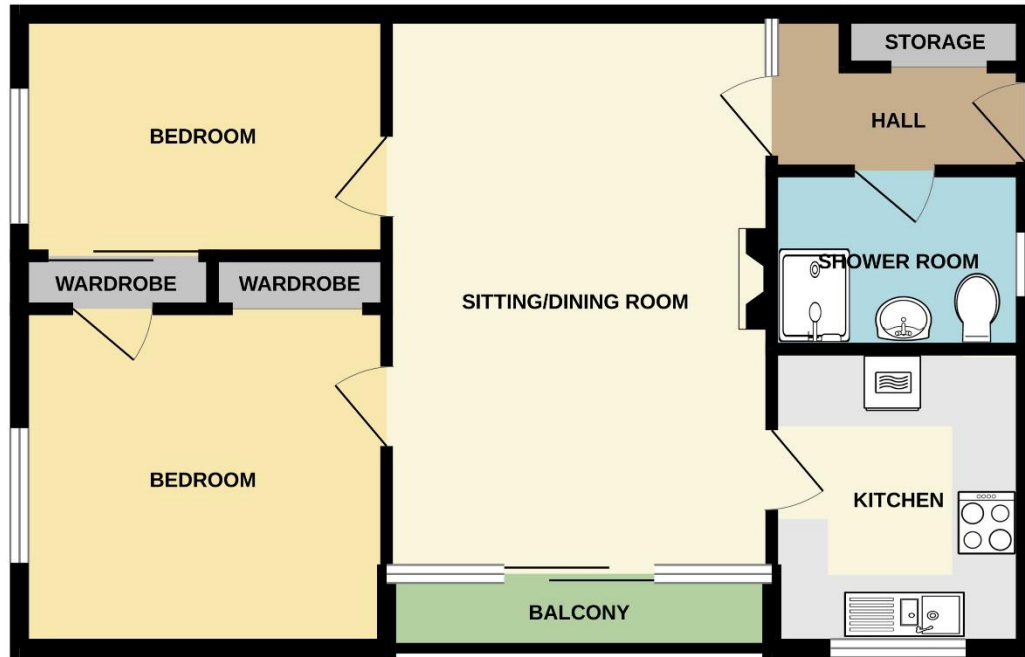


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SECOND FLOOR



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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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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