



Flat 31 Avongrove Court, The Avenue, Taunton, , TA1 1TL
£135,000

GIBBINS RICHARDS 
Making home moves happen

A two bed roomed ground floor flat located on a sought after retirement complex for the over 55's. The accommodation has been renovated throughout and consists of; entrance hall, new re-fitted kitchen, sitting/dining room, two double bedrooms and a re-fitted shower room. Externally the property benefits from communal gardens, parking and communal areas that have recently been redecorated. Available with no onward chain. Part exchange available.

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

Avongrove Court is a popular retirement complex located in a sought after residential area off of Staplegrove Road. The complex offers a good range of on-site facilities including a residents house manager, residents lounge, 24 hour careline, residents laundry room, guest suite, attractive communal gardens and parking. The town centre is within easy reach as well as nearby French Weir park and medical centre.

PURPOSE BUILT RETIREMENT FLAT FOR THE OVER 55'S

TWO DOUBLE BEDROOMS

NEW KITCHEN AND RE-FITTED SHOWER ROOM

COMMUNAL PARKING AND GARDENS

ELECTRIC STORAGE HEATING

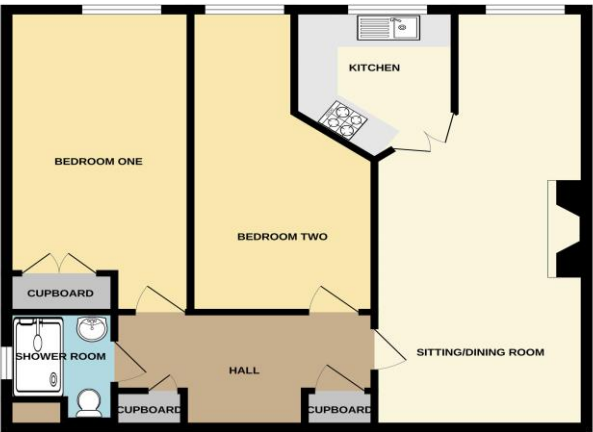
ON-SITE FACILITIES

NO ONWARD CHAIN

PART EXCHANGE AVAILABLE

Entrance Hall	13' 4" x 3' 8" (4.06m x 1.12m) Two storage cupboards/airing cupboard with plumbing for washing machine/dryer.
Kitchen	7' 6" x 7' 0" (2.28m x 2.13m)
Sitting/Dining Room	25' 8" x 10' 6" (7.82m x 3.20m) maximum.
Bedroom 1	16' 1" x 9' 2" (4.90m x 2.79m) Built-in wardrobes.
Bedroom 2	18' 4" x 9' 2" (5.58m x 2.79m) maximum.
Shower Room	6' 7" x 5' 4" (2.01m x 1.62m)
Outside	Communal gardens and parking.
Tenure and Outgoings	The property is leasehold and has a 125 year lease dated 1st June 2000 (100 years remaining). The approximate service charges are £5,000 per annum and the ground rent is approximately £880 per annum.

GROUND FLOOR



*While every effort has been made to ensure the accuracy of the floor plan contained herein, representations of areas, dimensions, rooms and other features should not be taken as a guarantee or warranty. The floor plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The floor plan is not a contract and does not constitute an offer. It is the responsibility of the buyer to verify the accuracy of the floor plan and to make their own decisions as to their suitability for the property. Plans will be subject to change.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is 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 £200 per transaction. 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. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

50 High Street , Taunton, Somerset TA1 3PR Tel: 01823 332828
tn@gibbinsrichards.co.uk www.gibbinsrichards.co.uk