



MILES ESTATE AGENTS

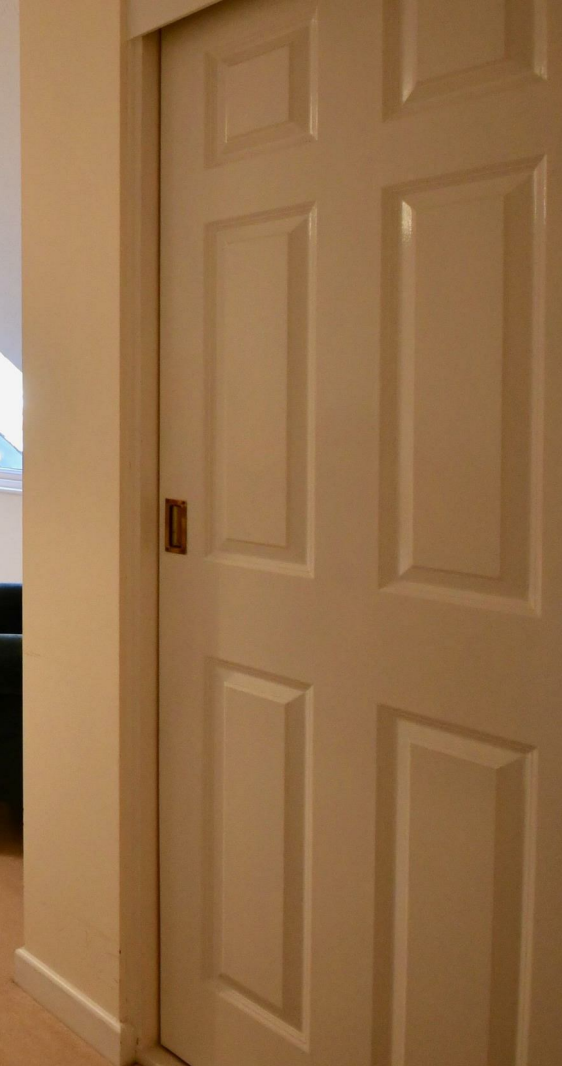
**28 Avongrove Court The Avenue
Taunton TA1 1TL £135,000**



Retirement living at an affordable price -for the Over 55's only - a 2 double bedroom top floor flat with well presented and spacious accommodation with lift access in this ever popular McCarthy & Stone development close to Taunton town centre. Good size living/dining room, refitted kitchen, shower room and onsite facilities including residents lounge, laundry and guest suite. Available with NO ONWARD CHAIN Leasehold 125 years from 01/06/00. Service Charge £4935.32 Ground Rent £844.48 Next review 01/09/24 EPC: C.



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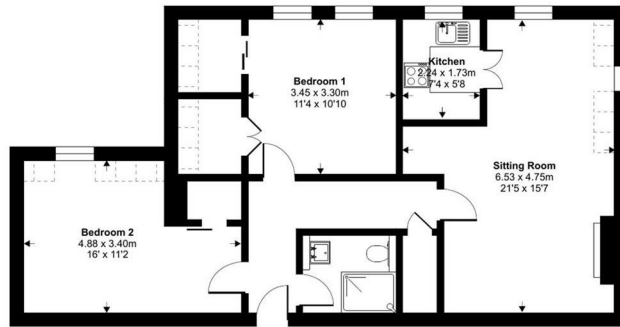
Features:

- Communal Entrance with Lift
- Entrance Hall
- Good Size Living/Dining Room
- Refitted Kitchen
- 2 Generous Double Bedrooms with Built In Wardrobes
- Spacious Shower Room
- NO ONWARD CHAIN
- Leasehold for 125 Years from 01/06/00
- Council Tax Band C



Avongrove Court, The Avenue, Taunton, TA1

Approximate Area = 772 sq ft / 71.7 sq m
 Limited Use Area(s) = 42 sq ft / 3.9 sq m
 Total = 814 sq ft / 75.6 sq m
 For identification only - Not to scale



SECOND FLOOR

Denotes restricted head height

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © Grundycom 2023. Produced for Miles Alexander Limited T/A Miles Estate Agents. REF: 1071750



Viewings strictly through the selling agents:

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