


Natasha Howarth
ESTATE AGENTS



Apartment 55 Riverain Lodge Tangier Way, Taunton, TA1 1FF

£295,000

Natasha Howarth Estate Agents would like to offer to the market this beautiful one bedroom riverside retirement apartment within the prestigious 'Riverain Lodge' development.

Number 55 is a completely self-contained apartment with communal facilities such as a Guest suite and a Residents Lounge with coffee bar and private seating area overlooking the River Tone.

The property is located in the centre of town close to shops, restaurants and pleasant river walks.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

In brief the property comprises entrance hallway, living room leading to the balcony, kitchen, bedroom and shower room. There is a mobility scooter park and parking is available on a first come first served basis.

For an appointment to view please contact the vendors sole agent.

ENTRANCE HALLWAY

Large storage cupboard. Video entry system, coving.

Doors to:

LIVING ROOM

Double glazed French doors and window combination unit to the balcony with riverside views across the River Tone and beyond.

Feature fireplace with electric fire inset. Radiator, coving. Door to:

KITCHEN

Double glazed window. Fitted with a matching range of grey wall, drawer and base units with work surfaces over and stainless steel sink and drainer unit inset. Integrated appliances to remain to include built in oven with four ring hob and stainless steel chimney style extractor over. Integrated fridge/ freezer, integrated dishwasher. Integrated washing machine. Tiled splashbacks, wood effect flooring.

BEDROOM

Double glazed window. Large walk in cupboard/ wardrobe. Radiator, coving.

SHOWER ROOM

Fitted with a white three piece suite comprising large walk in shower, vanity wash hand basin and WC. Tiled walls.

SERVICE CHARGES

Estimated costs:

Ground Rent - £575 per annum

Service Charge - £2547 per annum All water, heating and electricity is included in this charge.

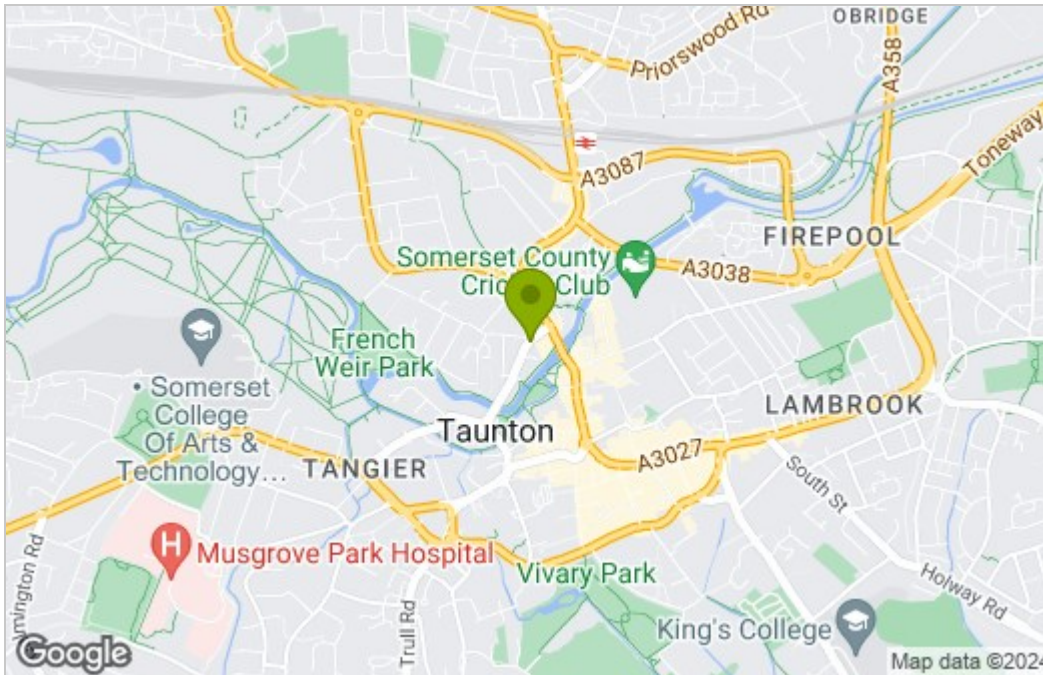
Floor Plan

GROUND FLOOR

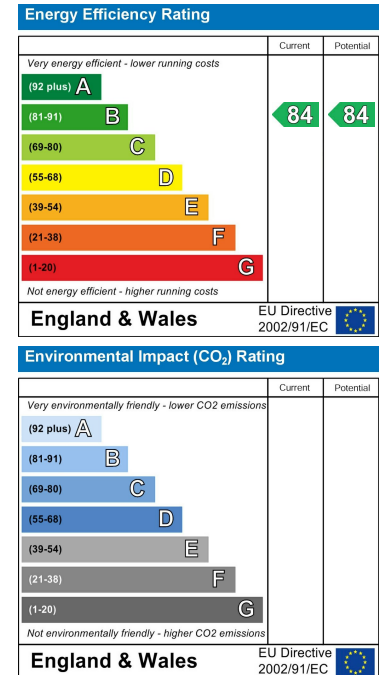


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. 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 or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.



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