

oakheart



£105,000

60% Shared ownership  
Taylor Court, Great Cornard

Taylor Court is an impressive block of contemporary apartments situated on a popular residential development in Great Cornard. This impressive and impeccable first floor apartment is offered for sale with no onward chain and in 'turn key' condition! It boasts various salient features and is the ideal first time home for those looking to step onto the ladder.

For sale is a 60% share of the property, Oakheart offer specialist shared ownership advice, if you have any questions please contact the Office. The property benefits allocated off road parking with

visitor spaces, and a secured bike store. Entry is gained via camera managed intercom doors to a clean and bright communal vestibule. This residence is situated on the first floor, oriented towards the open green on the development offering a pleasant outlook from the main living room.

Creating the hub of this lovely home is a modern and immaculately presented L shaped reception room and kitchen/diner. It is perfect for those who enjoy entertaining and is noticeably light with dual aspect windows and a Juliet balcony. Further features include; Carpeted lounge area, vinyl kitchen/dining area, dark laminate work

surfaces, sleek gloss effect eye and low level storage units, four ring black glass hob, stainless steel sink and drainer unit, waste cupboard, extractor fan, Juliet balcony to the front and a low level inset oven. Complimenting such an impressive living space are two double bedrooms, a contemporary bathroom and two storage units in the main hallway.

The master bedroom benefits a second Juliet balcony offering a further luxury to the home. Both bedrooms are serviced by a modern fitted bathroom and have use of a coat/shoes cupboard and a utility cupboard where the washer/dryer is situated. The current owner pays £174.56 per month for the proportionate rent.

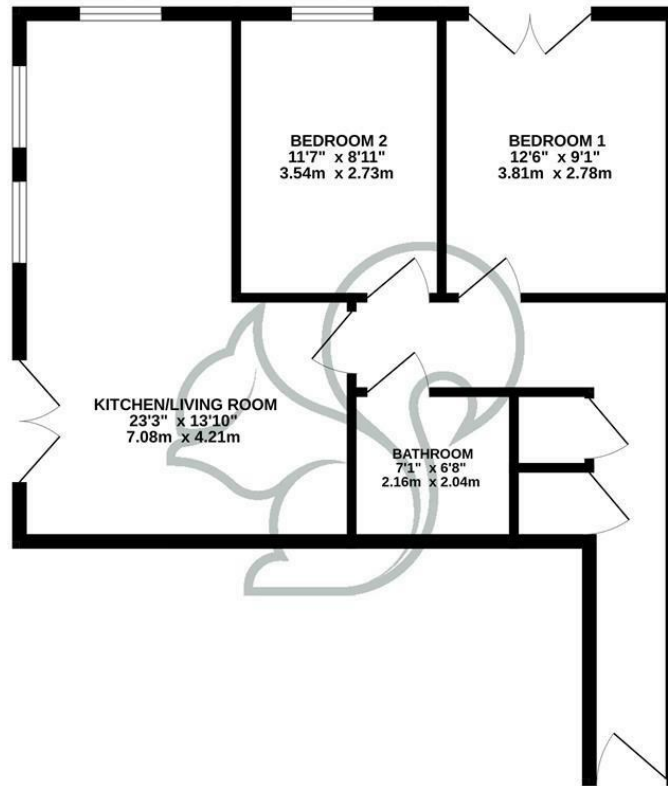








GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.3 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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Local Authority:

Tenure:  
Leasehold

Council Tax Band:  
A

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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