



Apartment 2, Riverain Lodge

Tangier Way, TA1 1FF

£275,950 Leasehold

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Wilkie May

& Tuckwood

GENERAL REMARKS AND STIPULATIONS:
Tenure: Leasehold
Services: Enter Text Here
Local Authority: Somerset Council
Property Location: Enter Text Here
Council Tax Band: E
Broadband Availability: Enter Text Here
Mobile Phone Coverage: Enter Text Here
Flood Risk: Enter Text Here
Agents Note: Enter Text Here

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by measurements are approximate and have been taken by Nichicom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. 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 £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act 1998. These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

rightmove

The Property Ombudsman

Tel: 01823 332121

Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ

WM&T

Description

- One Bedroom Ground Floor Apartment
- Town Centre Location
- Vacant Possession
- Quality Fitments Throughout
- uPVC Double Glazing
- Ground Source Heat Pump
- Residents Parking
- West Facing Balcony
- Communal Lounge And Garden Terrace

Riverain Lodge is a collection of 72 brand new, Retirement apartments for the over 60's set in an enviable location with views of the River Tone and situated directly in the heart of the County town of Taunton.



Riverain Lodge is a collection of 72 one and two bedroom retirement apartments. The development is located on Tangier Way with a beautiful riverside setting and is within easy walking distance of the town centre shops and amenities. These brand new retirement homes are the perfect base for exploring the beautiful Somerset villages and seaside resorts. This new development benefits from a range of communal facilities including an Owners' Lounge with coffee bar, Guest Suite and beautiful landscaped gardens overlooking the River Tone.

Standard Features:
Apartments at Riverain Lodge are self-contained with their own front door providing privacy when you want it, but with a communal Owners' Lounge where you can meet up with like-minded neighbours or join in with one of the regular social events.

All apartments are fitted with a 24-hour call centre support system, video door entry system and an intruder alarm as standard providing you and your family with peace of mind. A Lodge Manager is responsible for the effective and smooth running of the development.

There is a free car park and beautifully landscaped gardens which are maintained on your behalf. Some apartments at Riverain

Lodge also feature balconies or patio areas providing the perfect outside living space.

Kitchens are tiled with colour-coordinated worktops and come fully fitted with a waist-height oven, hob and upright fridge/freezer as standard. Shower rooms feature low-level shower trays and easy turn taps.

Agents Note: Leasehold 999 year lease
Service Charge: £2,539.95
Ground Rent: £575.00

Agents Note: All enquiries will be forwarded to the sales and marketing suite of Churchill Retirement Living at Riverain.



Floor Plan

