









TOTAL FLOOR AREA: 602sq ft. (55.9 sq.m.) approx.

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## **Taylor Avenue**

Abington NN3 2DD

PRICE £150,000

A nicely presented modern end of terrace bungalow, situated within this private and exclusive development for the over 55's, offered with no onwared chain.

Accommodation comprises entrance hall, sitting room, kitchen/dining room, two double bedrooms and a re-fitted wet room. Benefits include newly installed uPVC double glazing and gas radiator heating with newly installed combination boiler. Outside are communal gardens and off road parking. The site itself offers communal lounge facilities, laundry and guest facilities. All properties are warden controlled on a part time basis with emergency contact systems in place in most rooms. (A/650/-)

Leasehold Information: Lease Remaining - 99 years (as of 2024) / Ground Rent - £1 per annum / Service Charge - £1584 per annum

### Additional information

- · Council Tax Band: B
- · Energy Efficiency Rating: C

## Viewing

Viewing strictly by appointment – details below

#### Disclaime

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

# O'Riordan Bond Abington East Sales 01604 639007

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