

for sale

£149,000



## Marshall Court Station Road Taunton TA2 6BW

PRICED TO SELL comes this fantastic, purpose-build top floor apartment. Ideal for buy-to-let investors or first-time buyers alike. Benefits include, two double bedrooms, gas central heating, full double glazing and allocated parking space.





# Marshall Court Station Road Taunton TA2 6BW

## Front Door

Leading to...

## Entrance Hall

Recessed Cupboards. Radiator. Intercom. Attic Hatch.

## Lounge / Diner

14' 2" x 17' 3" ( 4.32m x 5.26m )

Double glazed window to front. Two radiators.

## Bedroom One

11' 10" plus door recess x 8' 8" ( 3.61m plus door recess x 2.64m )

Double glazed window to front. Radiator.

## Bedroom Two

11' 11" x 10' 1" ( 3.63m x 3.07m )

Double glazed window to rear. Radiator.

## Kitchen

9' 5" x 6' 11" ( 2.87m x 2.11m )

Double glazed window to rear. Equipped with a range of wall and base-mounted units with rolltop work surfaces. Sink and drainer with mixer tap. Wall-mounted boiler neatly housed within one of the wall-mounted units. Integrated electric oven with gas hobs, splashback and cookerhood over. Partial tiling. Integrated wine rack. Recesses include plumbing for automatic washing machine. Integrated fridgefreezer , housed within one of the wall-mounted units.

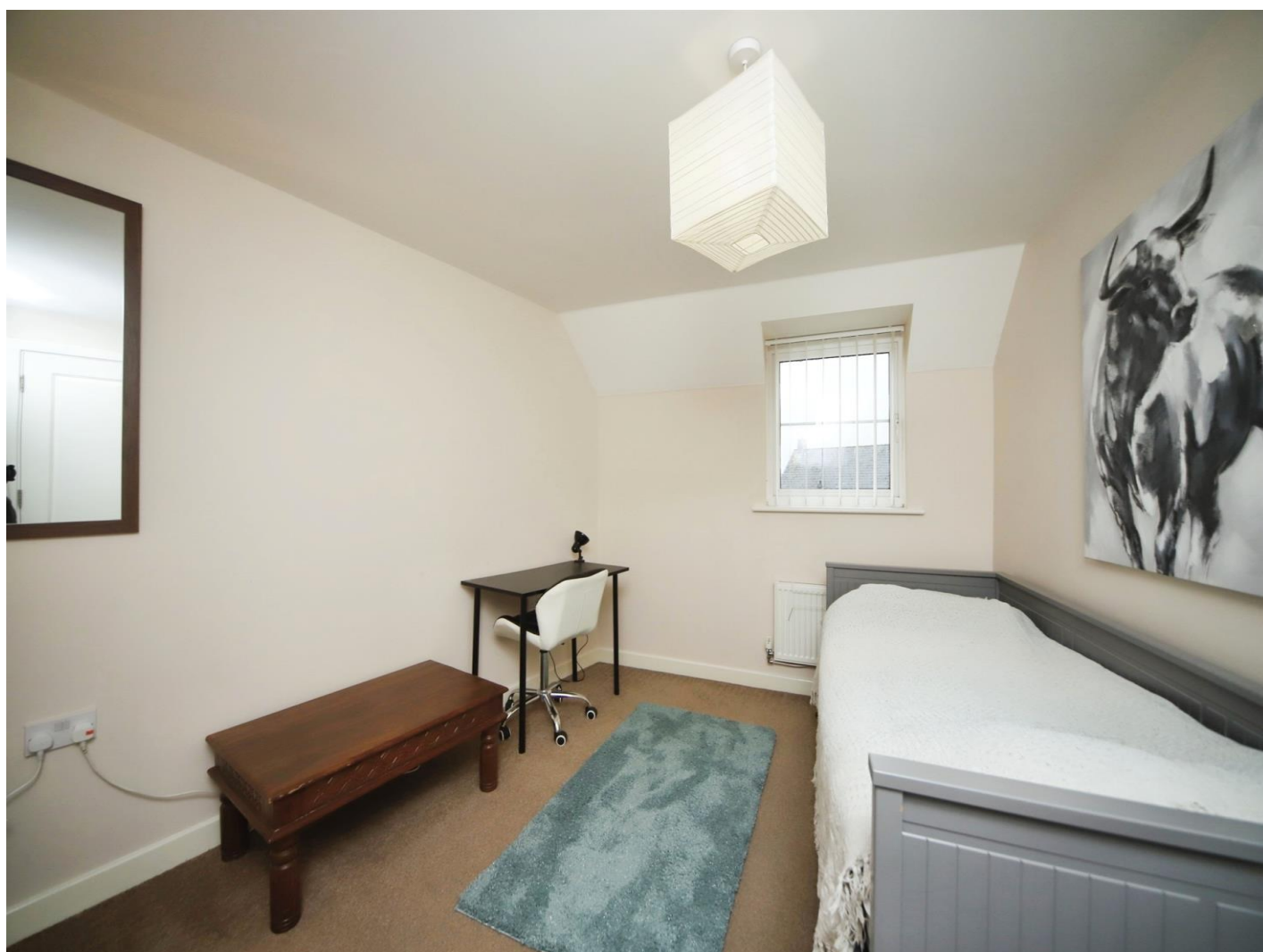


## Bathroom

Suite comprising low-level W.C, pedestal wash hand basin, bath with shower over. Partial tiling. Obscure double glazed window to rear. Radiator.

## Parking

Allocated parking space for one car.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN312555 - 0010

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1491.70

Ground Rent: 244.96

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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