

## **FOR SALE**

**Guide Price £120,000**

**Ladysmith House, Taunton**



**A 6th floor apartment presented in superb decorative order throughout, boasting 2 bedrooms, open plan sitting/dining/kitchen, bathroom, double glazing, electric heating and parking, the property is situated within a short walk from the town centre, an ideal first time buy or investment.**

**Viewing strictly by appointment call 01823 336 103**

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 1.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

**[www.trglawrenceandson.co.uk](http://www.trglawrenceandson.co.uk)**

Please respect the sellers privacy and do not make an approach by knocking on the door.

## Accommodation

### Communal Entrance Hall

With intercom system, lift and staircase up to the 6th floor, with front door to:-

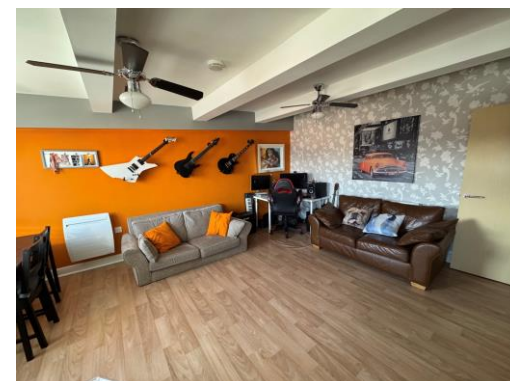
### Entrance Hall

With an electric wall mounted panel heater, airing cupboard housing a hot water cylinder and shelving, laminate floor, ceiling light, doors to:-

### Sitting/Dining/Kitchen

c.17'8 max x 16'5 max (5.38m x 5.00m)

With 2 double glazed windows to the front elevation enjoying far reaching views, laminate floor, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1&1/4 bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for a washing machine, space and point for electric cooker, tiling to splash prone areas, 4 spotlights, 2 ceiling lights and 2 electric wall mounted panel heaters.



### Bedroom 1

c.11'11 x 8'6 (3.63m x 2.59m)

With a double glazed window to the front elevation again enjoying far reaching views, laminate floor, wall mounted panel heater and ceiling light.



### Bedroom 2

c.10'3 x 8'5 (3.12m x 2.56m)

With a double glazed window to the front elevation, laminate floor, electric panel heater, ceiling light.



### Bathroom

With a suite comprising of a bath with mixer tap and shower over, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, heated towel rail, extractor fan and ceiling light.



### Outside

There is a parking space (number 4) allocated to the property.

Council Tax Band :- A

Construction :- Brick under a tiled roof with double glazing.

Utilities :- Mains electric, water and drainage.

Lease :- 83 years left (4<sup>th</sup> March 2025) to be confirmed.

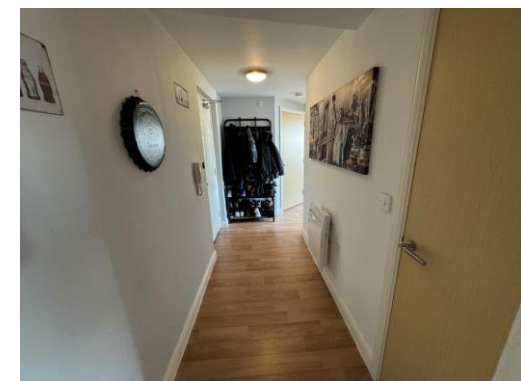
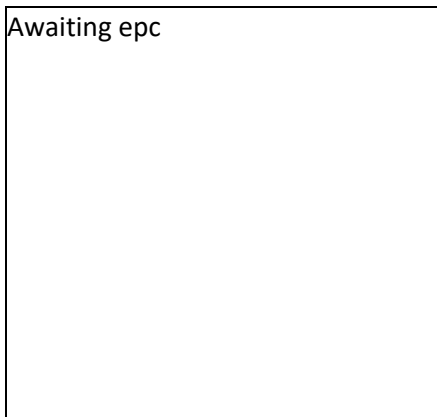
Service Charge and Ground Rent :- £4,016.76 (4<sup>th</sup> March 2025) to be confirmed.

Primary School Catchment :- Parkfield School.

Secondary School Catchment :- Castle School.



Awaiting epc



Awaiting floorplan

## Directions

Head out of Taunton along Shuttern, turn right into The Crescent and right into The Crescent car park and the block of apartments will be found on your right hand side.

### Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

