



2 General Gordon House Taunton TA1 4BP OIEO

OIEO £200,000

robert cooney St. Georges Place, Taunton, TA1 4BP

Approximate Area = 976 sq ft / 91 sq m



 
 Gurtifind Property Measurem
 Flow plan produced in accentates with REGS Proceetly Measurement Standards incorporating International Property Measurement Standards (PMSS Readurity). Onlinecom 2022. Produced for Robert Coansy. IREP: 834108

Situated in the centre of town is this immaculately presented 2 double bedroomed contemporary apartment designed and finished to a high specification throughout with stunning 30' open plan kitchen/living/dining room with small West facing courtyard and allocated parking space. Ideal for investors with current tenant in situ. No onward chain.









Viewing strictly through the selling agents:

## **Robert Cooney**

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## Features

- Entrance hall
- Open plan kitchen / living / dining room with French doors to small West facing courtyard
- Utility room
- Master bedroom with ensuite shower room
- Further double bedroom
- Bathroom with ball and claw bath and separate shower
- Small private courtyard
- Allocated parking space
- Lease term 123 years remaining
- Current service charge £1,100.00 pa
- Current ground rent £175.00 pa
- Council tax band B





For darification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make orgive any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.