



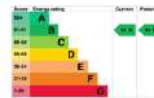
48 Ellisfield Court Mount Street, Taunton TA1 3SS

£375,000





SECOND FLOOR  
922 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.6 sq.m.) approx.  
(This energy rating has been made in accordance with the Energy Rating Scheme (England) Regulations 2012. It is based on a standard set of assumptions and does not take account of any energy saving measures that may be in place or planned. It is not a guarantee of performance and does not constitute a warranty. For more information, please contact the seller or the agent.)



## Features

- Entrance Hall
- Living / Dining Room with door to South West facing Balcony
- Fitted Kitchen
- Storage Cupboard
- Cloakroom
- Master Bedroom with fitted wardrobes
- Further Double Bedroom
- Bathroom
- Communal landscaped gardens
- Parking permit available on application
- Double glazing
- Lease term 125 years from 2014, 115 years remaining
- Current service charge £11,868.84 pa
- Current ground rent £510 pa
- Council tax band F

Conveniently situated in this popular over 70's development within a few minutes' walk of the town centre is this well presented 2 double bed roomed second floor apartment with South West facing balcony. Residents benefit from excellent communal facilities, lifts to all floors, 24-hour emergency call facility, sophisticated intercom system and beautiful South facing landscaped gardens. No onward chain.



Viewing strictly through the selling agents:

**Robert Cooney**

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