





### 3 Beech Court, Tower Street, Taunton, TA1 4BH

Approximate Area = 610 sq ft / 56.6 sq m  
For identification only - Not to scale



GROUND FLOOR



### Features

- Entrance Hall
- Living Room with door to Juliet balcony
- Kitchen
- Master Bedroom with fitted wardrobe and Ensuite Shower Room
- Further Bedroom
- Bathroom
- Communal gardens
- Electric storage heaters
- Double glazing
- Lease term 99 years from 1989, 63 years remaining
- Current ground rent £150 pa
- Current service charge £4469.62 pa
- Council tax band C

In this popular over 55's development conveniently situated within an easy level walk to the town centre is this well presented ground floor 2 bedroomed apartment with 2 bathrooms, use of communal gardens, laundry facility, 2 guest suites (subject to charges) and residents' lounge, conservatory and kitchen. No onward chain.



Viewing strictly through the selling agents:

**Robert Cooney**

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