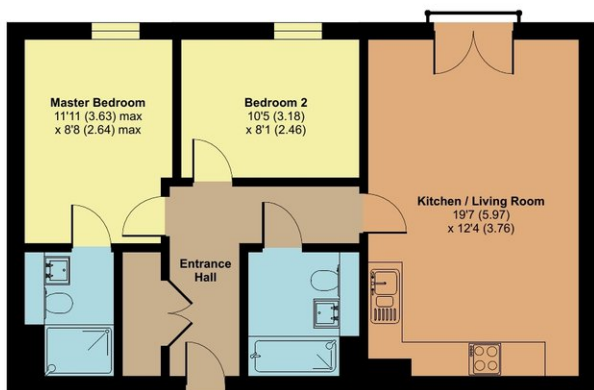


11 Cunningham Court, Taunton, TA1 1AR

Approximate Area = 635 sq ft / 59 sq m
For identification only - Not to scale



SECOND FLOOR

Features

- Entrance Hall with utility cupboard
- Open plan Kitchen / Living Room
- Master Bedroom
- Ensuite Shower Room
- Bedroom 2
- Shower Room
- Allocated parking space
- Leasehold
- Lease term 125 years from 2015
- Current Service charge £1,440 pa
- Current ground rent £250pa
- Council tax band B
- What3Words: [///lofts.neat.safe](https://www.what3words.com/lofts.neat.safe)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Robert Cooney, REF: 1334356

This well presented second floor 2 bedroomed apartment with open plan Kitchen / Living Room and South facing Juliet balcony and allocated parking is conveniently situated within Firepool View, just a short walk to the train station and Taunton town centre.



Viewing strictly through the selling agents:

Robert Cooney

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**robert
cooney**

For clarification, 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 or give 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.