



**Apartment 7, Riverain, Tangier Way, Taunton, Somerset,
TA1 1FF**

£375,000

A 2 double bedroom ground floor riverside retirement apartment in the centre of town close to shops, restaurants and pleasant river walks.



Features

- A nearly new, ground floor riverside retirement apartment
- Centrally positioned close to shops, restaurants and lovely riverside walks
- Communal entrance with residents lounge and communal outside open spaces
- Sitting room with Juliette balcony and separate kitchen with integral appliances
- 2 spacious double bedrooms with wardrobes (one walk in)
- Separate cloakroom/WC, shower room, 2 storage cupboards
- Double glazed and electric heating
- Residents parking
- Residents mobility scooter store
- Unexpectedly on the market and an opportunity for riverside living





**GROSS INTERNAL FLOOR SPACE:
775 sq ft / 72 sq m**

HALLWAY

CLOAKROOM/WC

SITTING ROOM - 19' 2" x 11' 5" (5.84m x 3.48m)

KITCHEN - 7' 10" x 7' 10" (2.39m x 2.39m)

BEDROOM 1 - 15' 5" x 9' 3" (4.70m x 2.82m)

BEDROOM 2 - 19' 2" x 9' 2" (5.84m x 2.79m)

SHOWER ROOM

TENURE: Leasehold – 999 years from
01 March 2022

SERVICE CHARGES:

Estimated costs:

Ground Rent - £625 per annum

Service Charge - £3251 per annum

All water and heating included in this charge.

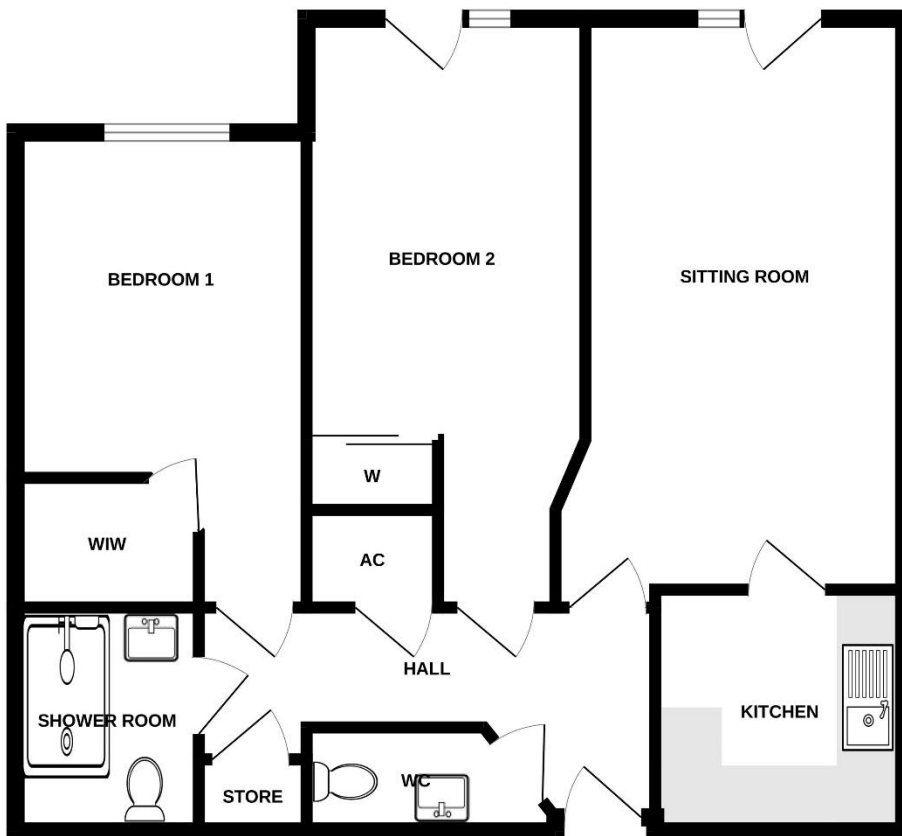
TAX BAND: E

SERVICES: Mains electricity, water
and drainage.

DIRECTIONS: From the centre of town
follow North Street and pass over the
bridge taking the first left onto Tangier
Way. Riverain Apartments will be
found approximately 250 yards along
on the left hand side

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide in good faith. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings and a wide angle lens may have been used for some photographs. Photographs may also show appliances that are not included in the sale. If you have any specific enquiries or are unfamiliar with the area and require additional information please contact us before viewing the property.

All measurements are approximate (in some cases maximum into recesses).
Not to scale. Illustrative purposes only.

18 The Wyvern Centre, Magdalene Lane, Taunton TA1 1SE

email: info@wilsonsestateagents.co.uk

www.wilsonsestateagents.co.uk

For viewings, appraisals and all enquiries call
01823 324324

