





Lock House Court is a wonderful, modern retirement development located less than 1 mile from the town centre and even closer to the Somerset County Cricket Ground.

The apartment is beautifully appointed and is finished to a high specification with many added little extras from new. It benefits from a very large living room with dual aspect windows and 2 excellent balconies both of which have pleasant views over the surrounding area. There is a modern fitted kitchen and 2 double bedrooms with the main bedroom featuring a lovely en suite shower room and main bathroom. The property is double glazed and has electric heating. Parking is for residents and needs to be discussed with the house manager. There are a range of additional communal facilities which include a residents lounge and washing facilities to name but a few. For more information please call us. Offered with no onward chain.

### Key Features

- An excellently presented 2 bedroom retirement apartment
- Very well maintained
- Conveniently located a short distance from Taunton Train Station and Somerset County Cricket Ground
- Entrance hallway with storage cupboard
- Generous living/dining room
- Modern kitchen with integrated appliances
- 2 double bedrooms with master en suite
- Dual aspect balcony
- Mains electricity, water and drainage
- Communal lounge and parking







**Directions:** From the town centre proceed onto Station Road and turn right onto Priory Bridge Road. At the first roundabout turn left onto Trenchard Way (A3087) and continue over the bridge, after the left hand bend take the second left into Keepers Close and head to the far end where Lock House development will be found.





Bedroom 1	25' 7" x 10' 10"	7799mm x 3298mm
Bedroom 2	10' 5 1/2" x 10' 1 1/2"	3186mm x 3088mm
En-Suite	8' 0 1/2" x 7' 1 1/2"	2457mm x 2166mm
Kitchen	7' 11 1/2" x 7' 1 1/2"	2430mm x 2170mm
Living Room	19' 9 1/2" x 17' 11 1/2"	6031mm x 5469mm
Shower Room	7' 1 1/2" x 5' 6 1/2"	2166mm x 1694mm

**Tenure:** Leasehold –  
Approximately 999 years remaining from 2017.

**Service charge:**  
Approximately £3,759.87 per annum.

**Ground rent:** Approximately £495.00 per annum.

**Tax band:** E

**Services:** Mains water, drainage and electric. Electric heating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	89
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
www.epc4u.com		



**DISCLAIMER:** These particulars are not to form part of a sale contract owing to the possibility of errors/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels, and other items not mentioned are specifically excluded unless otherwise agreed within the Sale of contract Documentation or left in situ upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters which may affect the legal title. The agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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