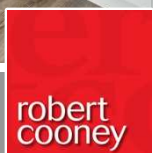




12 Cunningham Court Taunton TA1 1AR

Offers in Excess of £178,500



12 Cunningham Court, Taunton, TA1 1AR

Approximate Area = 802 sq ft / 74.5 sq m
For identification only - Not to scale



Features

- Entrance Hall
- Open Plan Kitchen / Living Room with door to South facing Juliet balcony
- Master Bedroom with Ensuite Shower Room
- Bedroom 2
- Bathroom
- Allocated parking
- Gas central heating
- Double glazing
- Lease term 125 years from 2015
- Current service charge £2,120
- Current ground rent £250
- Council tax band B
- What3words: ///roses.lonely.ridge
- NB. Service charges and ground rent figures are provided by the seller and should be verified by a buyer's solicitor prior to exchange of contracts

A well presented second floor 2 bedroomed apartment with open plan Kitchen / Living Room, South facing Juliet balcony and allocated parking is conveniently situated within Firepool View, just a short level 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.