

for sale

offers in the region of **£105,000**



Castlemoat Place Taunton TA1 4BB

A SIMPLY STUNNING modern apartment in Taunton's vibrant TOWN CENTRE boasting a WRAP-AROUND PRIVATE BALCONY, refitted Bathroom suite, REFITTED KITCHEN WITH ISLAND and built-in storage. Located on the TOP FLOOR and benefitting from LIFT ACCESS. Must be viewed to truly appreciate!



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Communal Front Door

Electronic security door with key code access and intercom function. Leading into...

Communal Hallway

Stairs and lift rising to the upper floors.

Front Door

Leading to...

Entrance Hall

Two built-in storage cupboards. Doors to the

Lounge/Kitchen/Diner, Bedroom and Bathroom.

Lounge / Kitchen/ Diner

A stunning open plan living space with a lounge area featuring a television point, telephone point, wall-mounted radiator and a door to the private balcony.

The immaculate refitted Kitchen features a range of wall and base units plus a central island. Work surfaces incorporating a sink with drainer, electric hob with cooker hood over and breakfast bar as part of the island. Built-in electric oven. Recesses for a washing machine, dishwasher and fridge/freezer.

Balcony



The apartment boasts a fantastic wrap-around balcony with rooftop views over Taunton's Town Centre. An external tap has been added to assist with cleaning the impressive glass balustrades and floor.

Bedroom

12' 2" x 10' 4" (3.71m x 3.15m)

A generous double bedroom with television point, wall-mounted radiator and two fitted double wardrobes. Window to rear aspect.

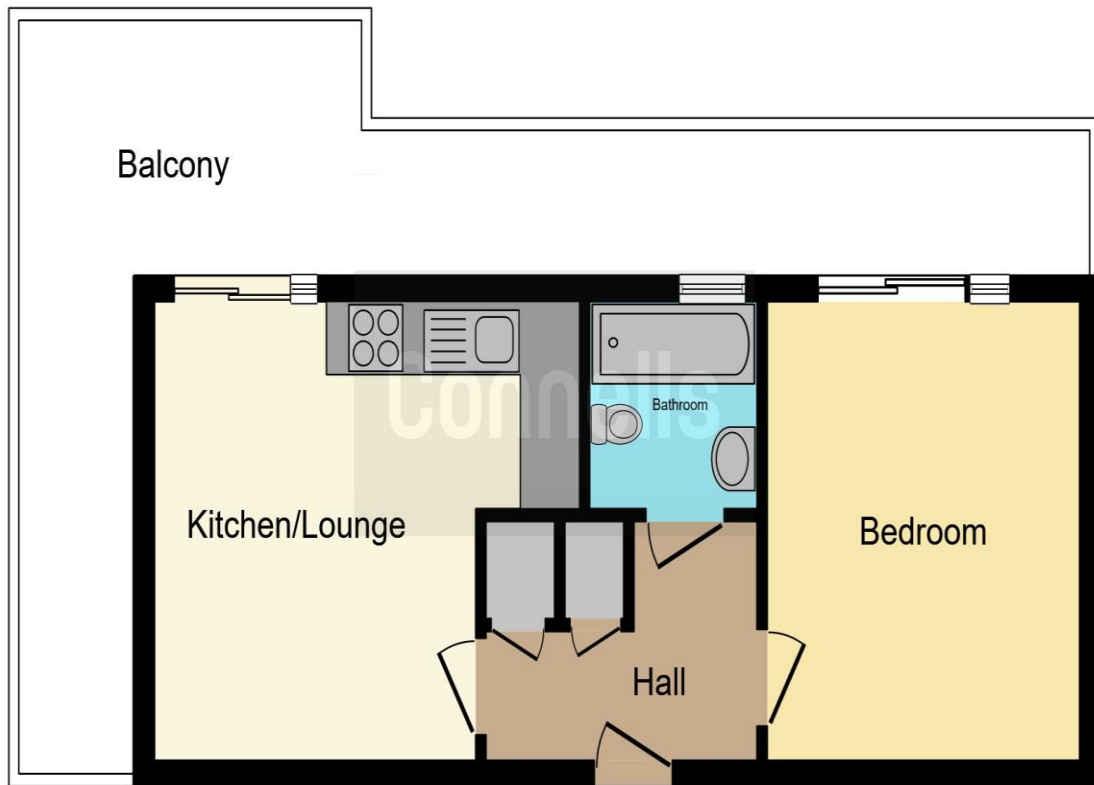
Bathroom

A fully refitted suite comprising bath with mixer tap and wall-mounted shower over, low level WC and wash hand basin with storage. Additional features include a heated towel rail, tiling, extractor fan and window to rear aspect.

Lettings

If you are looking for assistance in tenant find, competitive management packages, information on rental income and tenant demand, we have an experienced Lettings Department based in the office that would be happy to help. Please call or email the branch for invaluable advice.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN313644 - 0002

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 4872.00

Ground Rent: 100.00

view this property online
connells.co.uk/Property/TTN313644

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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