



Flat 12 Anney Court St. Josephs Field, Taunton TA1 3TE

£430,000





A well-presented, light and spacious 2 bedroomed first floor duplex apartment within this historic Grade II Listed conversion within a few minutes' walk of the town centre with superb communal landscaped gardens, secure gated grounds with allocated and visitor parking.





## Features

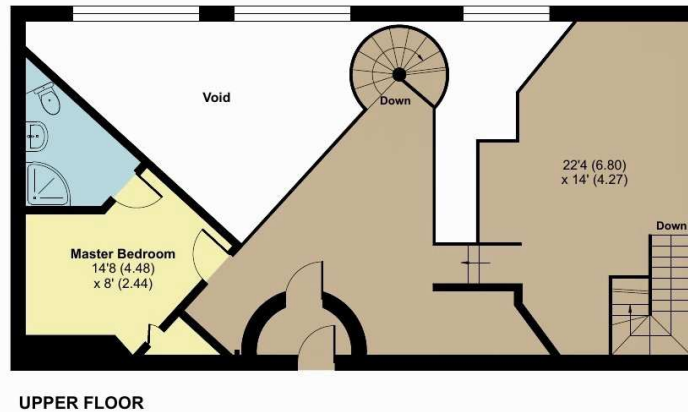
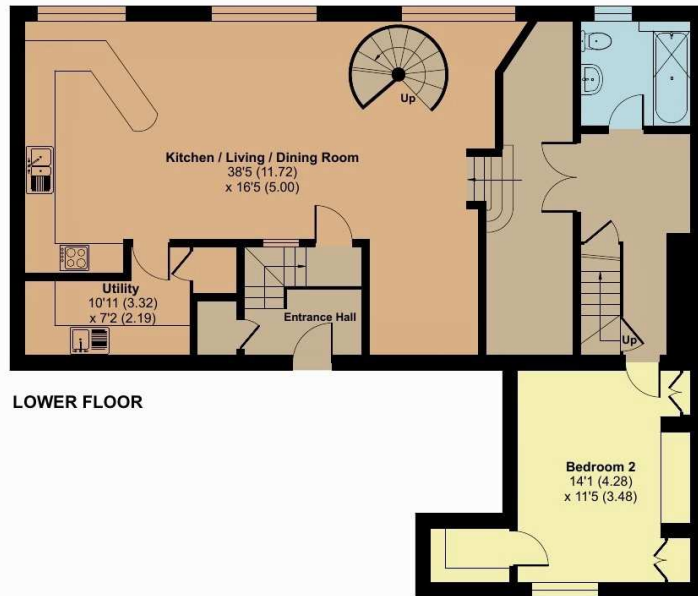
- Entrance Hall
- Open Plan Kitchen / Living / Dining Room with integrated appliances, Neff double oven, original stone framed arched windows and spiral staircase to upper floor
- Utility Room
- Bedroom 2 with walk-in wardrobe
- Bathroom
- Galleried landing and reception area
- Master Bedroom with Ensuite Shower Room
- Communal landscaped gardens
- Allocated parking
- A wealth of original period features
- Gas central heating
- Lease term 999 years from 2005, 977 years remaining
- Current service charge and ground rent £5,876.47 pa
- Council tax band F
- What3words:  
///face.tunnel.sentences
- 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



# Flat 12, Annecy Court, Annecy Court, St. Josephs Field, Taunton, TA1 3TE

Approximate Area = 1838 sq ft / 170.7 sq m (excludes void)

For identification only - Not to scale



Viewing strictly through the selling agents:

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