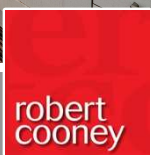




37 Beech Court Tower Street, Taunton TA1 4BH

£75,000





TOTAL APPROX. FLOOR AREA 448 SQ.FT. (41.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Features

- Entrance Hall
- Living Room with door to Juliet Balcony
- Fitted Kitchen with granite worktops and integrated appliances
- Double Bedroom with fitted wardrobe
- Shower Room
- Communal gardens
- Electric storage heaters
- Double glazing
- Lease term 99 years from 1989, 61 years remaining
- Current service charge £3,180 pa (2026)
- Current ground rent £150 pa
- Council tax band C

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 top floor double bedroomed apartment located in this popular over 55's development conveniently situated within an easy level walk to the town centre. Residents benefit from the use of communal gardens, laundry facility, 2 guest suites (subject to charges) and residents' lounge, conservatory and kitchen.



Viewing strictly through the selling agents:

Robert Cooney

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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.