



Flat 2, 6 Park Street, Taunton TA1 4DF
£125,000

GIBBINS RICHARDS 
Making home moves happen

***Spacious first floor apartment *Allocated parking *Long lease ***

A spacious one bedroomed first-floor apartment, ideally situated within easy walking distance of the town centre and Musgrove Park Hospital.

Tenure: Leasehold with a Share of Freehold / Energy Rating: D / Council Tax Band: A

This well-proportioned apartment offers spacious accommodation comprising a comfortable sitting room, a large kitchen/dining room, a double bedroom with built-in wardrobes, and a four-piece bathroom suite. The property benefits from double glazing throughout and is heated via night storage heaters. Externally, there is an allocated parking space for one vehicle. Conveniently located close to a wide range of shops, restaurants, leisure facilities and other amenities, the property is also within easy walking distance of Musgrove Park Hospital.

First floor apartment
One large double bedroom
Spacious accommodation throughout
Allocated parking
Walking distance to the town centre
Night storage heaters
Share of Freehold





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Entrance Hall

Sitting Room 17' 5" x 15' 1" (5.3m x 4.6m)

Kitchen/Diner 15' 1" x 11' 6" (4.6m x 3.5m)

Bedroom 15' 9" x 13' 9" (4.8m x 4.2m)

Bathroom 12' 6" x 7' 7" (3.8m x 2.3m)
With bath, shower cubicle, airing cupboard, toilet and basin.

Storage Cupboard on Landing 10' 6" x 3' 3" (3.2m x 1m)

Outside There is allocated parking for one car, a shared garden/drying space and access to a shared basement.

Tenure & Outgoings The property is held on a 125 year lease from 1 May 2001, with approximately 100 years remaining. The property also benefits from a share of the freehold. The current service charge is £700 per annum.

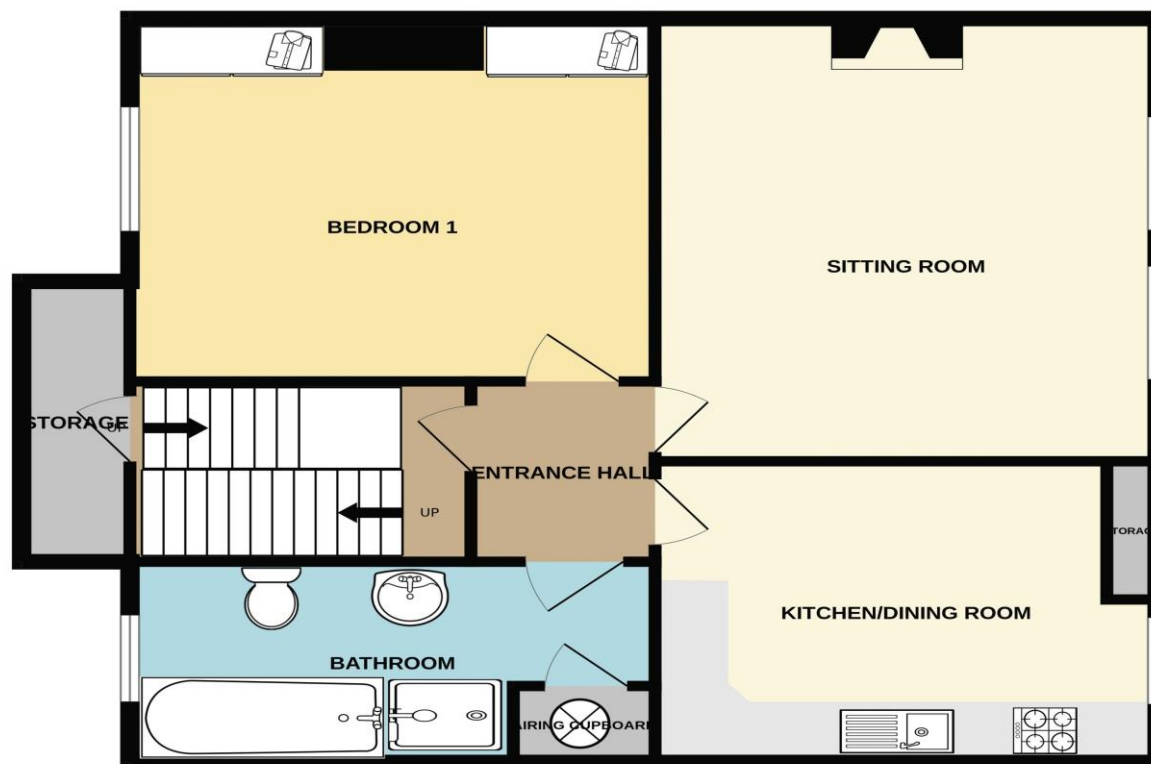


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FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
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