



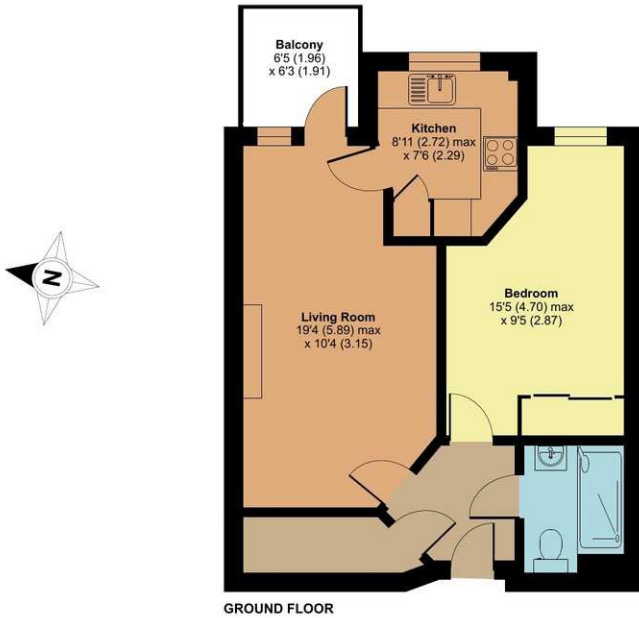
12 Riverain Lodge Tangier Way, Taunton TA1 1FF

£269,950



Apartment 12, Riverain Lodge, Tangier Way, Taunton, TA1 1FF

Approximate Area = 442 sq ft / 41 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs	A	65	68
Energy efficient - lower running costs	B	55	61
Energy efficient - lower running costs	C	45	51
Energy efficient - lower running costs	D	35	41
Energy efficient - lower running costs	E	25	31
Energy efficient - lower running costs	F	15	21
Energy efficient - higher running costs	G	5	11

Features

- Entrance Hall
- Living Room with door to Balcony
- Fitted Kitchen
- Double Bedroom with fitted wardrobe
- Shower Room
- Communal gardens
- Shared parking
- Ground source heat pump for building, thermostats in apartment
- Lease term 999 years from 2022, 995 years remaining
- Current service charge £2500 pa
- Current ground rent £575 pa
- Council tax band D
- What3words: ///loyal.slip.film
- 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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Robert Cooney. REF: 1363550

Conveniently situated in this popular over 60's riverside development within a few minutes' walk of the town centre is this well presented 1 bedroomed ground floor apartment with balcony. Residents benefit from excellent communal facilities, 24 hour Careline system for safety and security and beautiful landscaped gardens overlooking the River Tone. No onward chain.



Viewing strictly through the selling agents:

Robert Cooney

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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.