



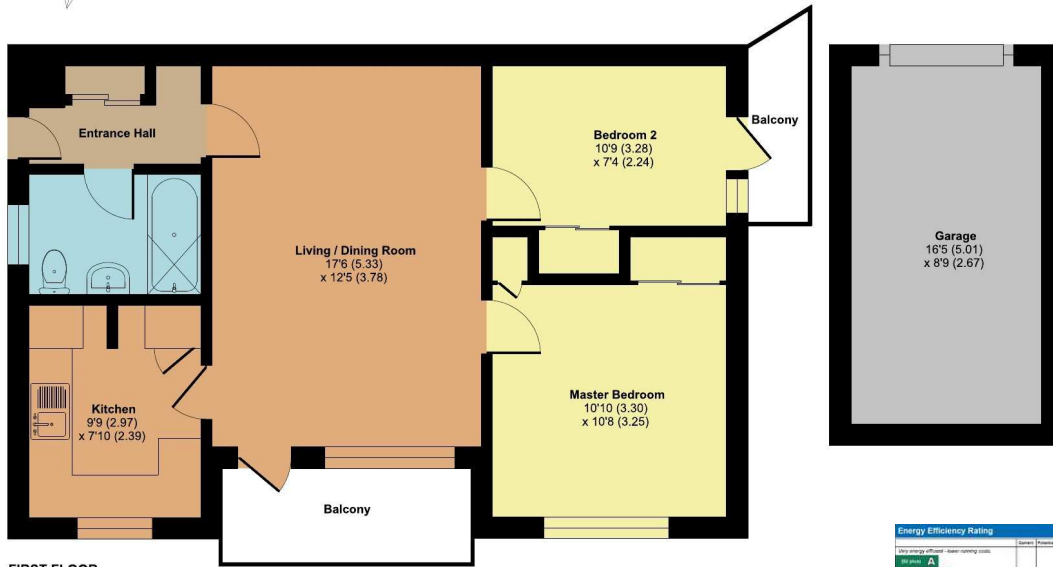
Flat 7, Ashton Court, Pembroke Close, Taunton, TA1 4LX

Approximate Area = 621 sq ft / 57.6 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 765 sq ft / 70.9 sq m

For identification only - Not to scale



Features

- Entrance Hall
- Living / Dining Room with door to Balcony
- Fitted Kitchen
- Master Bedroom with fitted wardrobe
- Further Bedroom with fitted wardrobe and door to Balcony
- Bathroom
- Communal gardens
- Separate garage and parking
- Electric storage heaters
- Double glazing
- Lease term 999 years from January 1975, 947 years remaining
- Current Service charge £2600 pa
- Council tax band B
- What3words: [///neat-libraries-mile](https://www.what3words.com/#!/neat-libraries-mile)
- 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

In this convenient location within 1.4 miles of the centre of Taunton and close to local amenities, bus route and Musgrove Park Hospital is this well presented 2 bedroomed 1st floor apartment with private balconies, communal gardens and separate garage. 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.