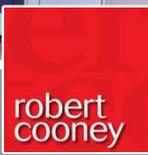




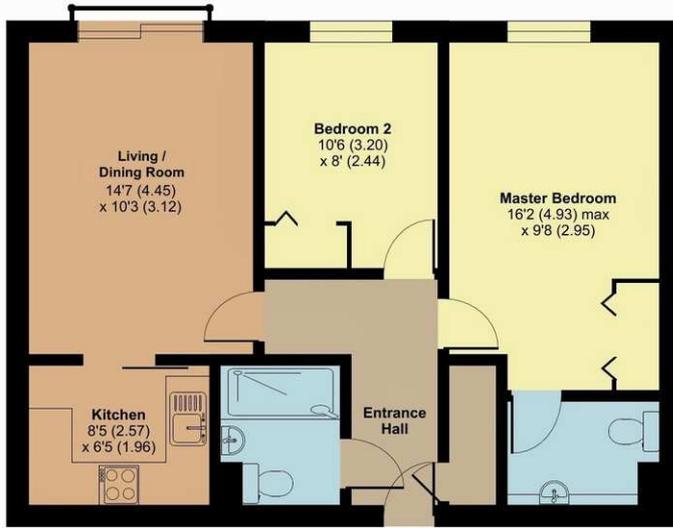
Flat 31, Beech Court Tower Street, Taunton TA1 4BH

£79,995



Flat 31, Beech Court, Tower Street, Taunton, TA1 4BH

Approximate Area = 623 sq ft / 57.9 sq m
For identification only - Not to scale



SECOND FLOOR

Energy Efficiency Rating	
Energy Efficiency	A
Environmental Impact	B
Energy Efficiency	C
Environmental Impact	D
Energy Efficiency	E
Environmental Impact	F
Energy Efficiency	G

Features

- Entrance Hall
- Living / Dining Room with door to Juliet balcony
- Kitchen
- Master Bedroom with fitted wardrobe and Ensuite WC
- Further Bedroom
- Shower Room
- Communal gardens
- Electric storage heaters
- Double glazing
- Lease term 99 years from 1989
- Current service charge £4,469.62 pa (March 2025 - March 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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © nrichcom 2025. Produced for Robert Cooney. REF: 1283006

A well presented top floor 2 bed roomed 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. No onward chain.



Viewing strictly through the selling agents:

Robert Cooney

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Website: robertcooney.co.uk

**robert
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.