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**GENERAL REMARKS AND STIPULATIONS:**  
 Tenure: Leasehold  
 Services: Enter Text Here  
 Local Authority: Somerset Council  
 Property Location: Enter Text Here  
 Council Tax Band: E  
 Broadband Availability: Enter Text Here  
 Mobile Phone Coverage: Enter Text Here  
 Flood Risk: Enter Text Here  
 Agents Note: Enter Text Here



Riverain Lodge

Tangier Way, TA1 1FF  
 £276,950 Leasehold

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Wilkie May & Tuckwood

### Description

- One Bedroom First Floor Apartment
- Town Centre Location
- Vacant Possession
- Quality Fitments Throughout
- Furniture Included
- uPVC Double Glazing
- Ground Source Heat Pump
- Residents Parking
- Communal Lounge And Garden Terrace
- Retirement Apartment

Riverain Lodge is a collection of 72 brand new, Retirement apartments for the over 60's set in an enviable location with views of the River Tone and situated directly in the heart of the County town of Taunton.



Riverain Lodge is a collection of 72 one and two bedroom retirement apartments. The development is located on Tangier Way with a beautiful riverside setting and is within easy walking distance of the town centre shops and amenities. These brand new retirement homes are the perfect base for exploring the beautiful Somerset villages and seaside resorts. This new development benefits from a range of communal facilities including an Owners' Lounge with coffee bar, Guest Suite and beautiful landscaped gardens overlooking the River Tone.

#### Standard Features:

Apartments at Riverain Lodge are self-contained with their own front door providing privacy when you want it, but with a communal Owners' Lounge where you can meet up with like-minded neighbours or join in with one of the regular social events.

All apartments are fitted with a 24-hour call centre support system, video door entry system and an intruder alarm as standard providing you and your family with peace of mind. A Lodge Manager is responsible for the effective and smooth running of the development.

There is a free car park and beautifully landscaped gardens which are maintained on your behalf. Some apartments at Riverain

Lodge also feature balconies or patio areas providing the perfect outside living space.

Kitchens are tiled with colour-coordinated worktops and come fully fitted with a waist-height oven, hob and upright fridge/freezer as standard. Shower rooms feature low-level shower trays and easy turn taps.

Agents Note: Leasehold 999 year lease  
Service Charge: £2,539.95  
Ground Rent: £575.00

Agents Note: All enquiries will be forwarded to the sales and marketing suite of Churchill Retirement Living at Riverain.