



GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 436 sq.ft. (40.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, the floorplan is for illustrative purposes only and should be used as such for any prospective purchaser. The various options and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Blueprints (2024)

Features

- Entrance Hall
- Living Room with Velux window
- Fitted Kitchen
- Double Bedroom
- Bathroom
- Communal landscaped gardens
- Allocated parking
- Gas central heating, new boiler installed March 2024
- Lease term 999 years from 2005
- Current service charge and ground rent £3413.74 pa
- Council tax band C
- What3words: ///privately.spider.points

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

A well presented top floor 1 bed roomed apartment within this prestigious Grade II Listed Convent conversion within a few minutes' walk of the town centre with secure gated grounds, residents' parking and superb landscaped communal gardens with views to the Blackdown Hills. No onward chain.



Viewing strictly through the selling agents:

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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.