



Flat 4 Priory Court, Taunton TA1 1LF

£149,950

GIBBINS RICHARDS   
Making home moves happen

**\*Town centre location \*Spacious first floor apartment \*Garage\***

A spacious first floor purpose built apartment in a small block located in the heart of the town centre and available with a garage and no onward chain.

Tenure: Leasehold / Energy Rating: D / Council Tax Band: B

The apartment is accessed via a communal entrance door and staircase and a private door leads into the entrance hall with a storage cupboard, airing cupboard and access to loft space via pull down ladder. There is a good sized sitting/dining room, two bedrooms, kitchen and a bathroom. Whilst the property could benefit from an upgrading internally, it is deemed an ideal opportunity and sensible price due to its location and size. There is also the undoubted benefit of a garage in a nearby block, a store shed and access to a loft. The property is heated by electric heating including night storage heaters and has partial secondary glazing. Priory Court is located very close to the Somerset County Cricket ground and also to the town centre, which includes the Independent Quarter, North Street and East Street shopping areas.

The purpose built property comes with the benefit of the remainder of the 999 year lease and is managed by Alpha Housing. We are advised by our client that is also a share of the freehold - further information must be sought from your solicitor.

No onward chain

First floor accommodation

Two spacious bedrooms

High quality flooring

Some upgrading required

Garage in nearby block

Store shed

Excellent opportunity





Communal entrance door and shared staircase to first floor.

Personal Entrance Door into:

Entrance Hall                      Storage cupboard. Airing cupboard.

Sitting/Dining Room            13' 5" x 11' 5" (4.09m x 3.48m)

Kitchen                                11' 3" x 5' 8" (3.43m x 1.73m)

Bathroom                            7' 7" x 5' 2" (2.31m x 1.57m)

Bedroom 1                            10' 9" x 9' 1" (3.27m x 2.77m) Plus door recess.

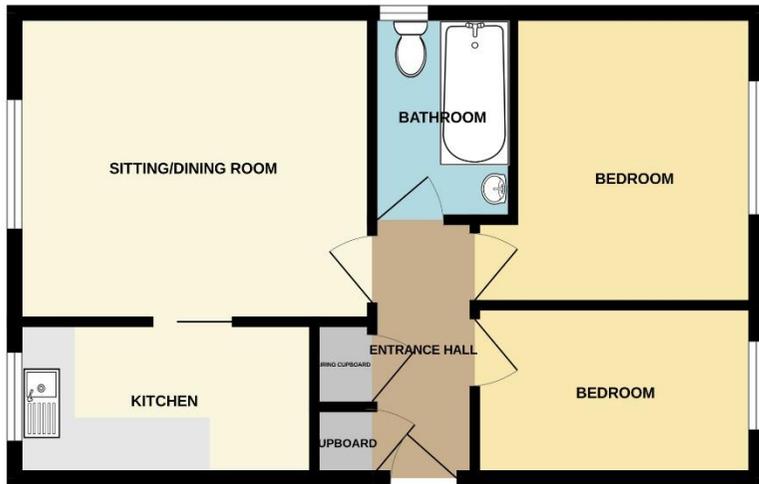
Bedroom 2                            10' 5" x 6' 5" (3.17m x 1.95m)

Outside                                Single garage in a nearby block and a store shed.

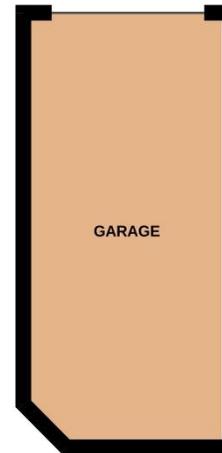
Tenure and Outgoings          The property is leasehold and our client has told us that there is a share of the freehold (this is be checked with your solicitor). The original lease is 999 years dated 31st March 1982 (955 years remaining).The service charge is £947 per annum.



GROUND FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



GARAGE  
125 sq.ft. (11.7 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.