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**Tenure:** The property is offered for sale Leasehold by private treaty with vacant possession on completion  
**Services:** Mains water with meter, mains electricity, mains drainage, gas fired central heating.  
**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY  
**Property Location:** //www.wilkie-may.co.uk/taunton/young  
**Council Tax Band:** E  
**Broadband Availability:** Ultrafast with up to 1800 Mbps download speed and 100 Mbps upload speed.  
**Mobile Phone Coverage:** Check: <https://www.ofcom.gov.uk/mobile-coverage-checker>  
**Flood Risk:** Rivers & Sea - Very Low, Surface water - Very Low.  
**Agents Note:** Lease 999 years from 2022, Management Fee - £2600pa, Ground Rent £575pa

**GENERAL REMARKS AND STIPULATIONS:**



Apartment 11, Riverain Lodge

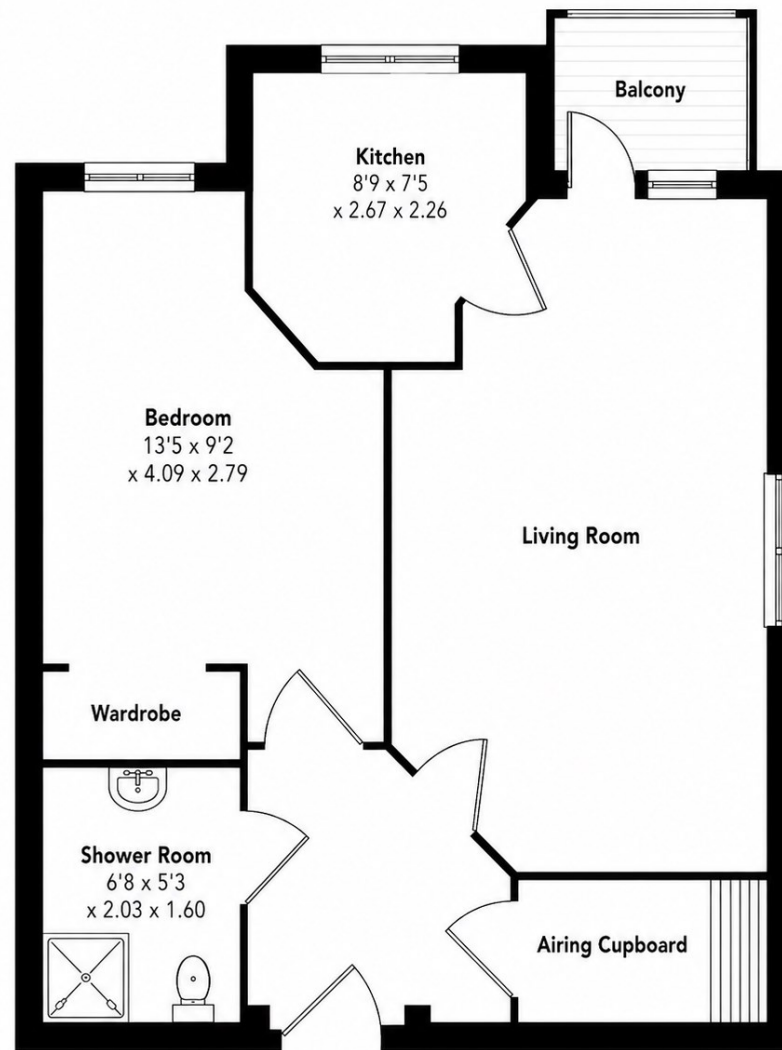
Tangier Way, TA1 1FF

£300,000 Leasehold

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Wilkie May & Tuckwood

## Floor Plan



For identification only - Not to scale  
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## Description

- One Bedroom
- Ground Floor Retirement Apartment
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- High Specification
- Riverside Views
- Residents Car Park
- Town Centre Location

A beautifully presented, one bedroom ground floor retirement apartment situated within the highly regarded Riverain Lodge development, enjoying attractive riverside views and a convenient town centre location. Finished to a high specification throughout, the property benefits from mains gas fired central heating, uPVC double glazing, residents' parking and access to the excellent facilities available within this modern retirement community.



The accommodation comprises a secure communal entrance with intercom entry system leading into the buildings communal areas. The apartment is conveniently situated on the ground floor and is accessed via a short walk from the main entrance. Upon entering, there is a welcoming entrance hallway with a large walk in storage/airing cupboard. The living room is a bright and airy space with double glazed a door opening onto a private balcony enjoying attractive views over the River Tone. The kitchen is well fitted with a range of matching wall and base units with work surfaces above, stainless steel sink with mixer tap, integrated eye level electric oven, electric hob with extractor hood above, integrated fridge/freezer and an integrated washing machine. A uPVC double glazed window also

enjoys a pleasant riverside outlook. The double bedroom benefits from a built in wardrobe and a uPVC double glazed window. The accommodation is completed by a modern shower room comprising a level access walk-in shower, low level WC and wash hand basin. Riverain Lodge is finished to a high specification throughout. Residents benefit from a spacious owners' lounge, communal gardens, guest suite, Lodge Manager, 24-hour Careline system and residents' parking. The development is situated within easy walking distance of Taunton town centre and its excellent range of amenities.

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