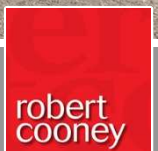




Flat 12 Annecy Court St. Josephs Field, Taunton TA1 3TE

£395,000





A well-presented, light and spacious 2 bedroomed first floor duplex apartment within this historic Grade II Listed conversion within a few minutes' walk of the town centre with superb communal landscaped gardens, secure gated grounds with allocated and visitor parking.





Features

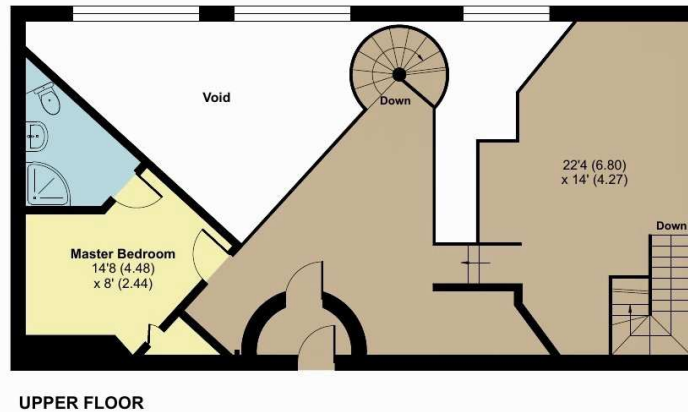
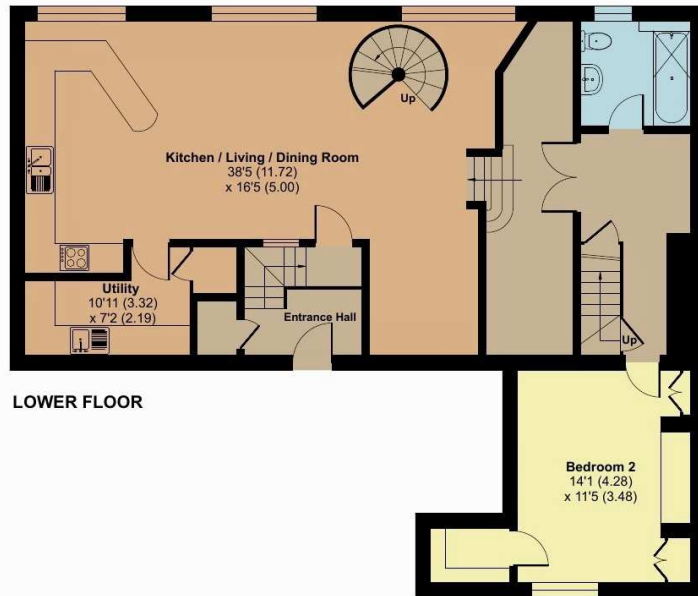
- Entrance Hall
- Open Plan Kitchen / Living / Dining Room with integrated appliances, Neff double oven, original stone framed arched windows and spiral staircase to upper floor
- Utility Room
- Bedroom 2 with walk-in wardrobe
- Bathroom
- Galleried landing and reception area
- Master Bedroom with Ensuite Shower Room
- Communal landscaped gardens
- Allocated parking
- A wealth of original period features
- Gas central heating
- Lease term 999 years from 2005, 977 years remaining
- Current service charge and ground rent £5,876.47 pa
- Council tax band F
- What3words:
///face.tunnel.sentences
- 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



Flat 12, Annecy Court, Annecy Court, St. Josephs Field, Taunton, TA1 3TE

Approximate Area = 1838 sq ft / 170.7 sq m (excludes void)

For identification only - Not to scale



Viewing strictly through the selling agents:

Robert Cooney

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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.

**robert
cooney**