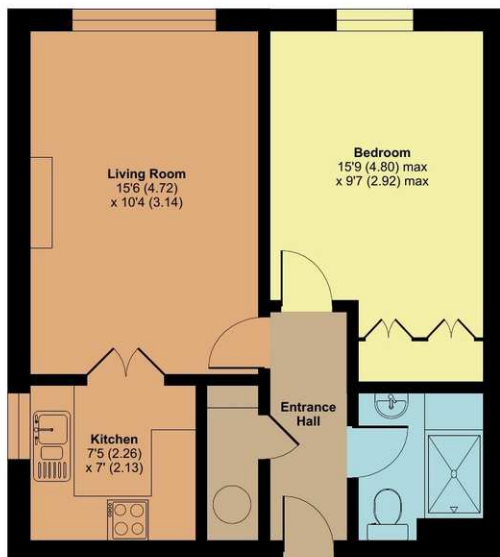




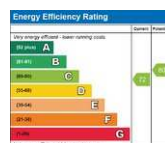


Flat 32, Dellers Court, Dellers Wharf, Taunton, TA1

Approximate Area = 471 sq ft / 43.7 sq m
For identification only - Not to scale



SECOND FLOOR



Features

- Entrance Hall
- Living Room
- Fitted Kitchen
- Double Bedroom with fitted wardrobe
- Shower Room
- Use of communal gardens and parking
- Electric heating
- Double glazing
- Lift to all floors
- On-site manager and pull cord alarm system
- Lease term 125 years from July 1994, 94 years remaining
- Current Service charge £2847.38
- Current ground rent £520.02
- Council tax band B
- What3words: ///banana.goes.deeper

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

In this popular over 55's development within a few minutes' walk of the town centre is this well presented, 2nd floor, 1 bedroomed riverside apartment with use of communal lounge and guest suite for visitors, residents parking and communal gardens. No onward chain.



Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton, Somerset TA1 4AW

Telephone: 01823 230230

E-mail: taunton@robertcooney.co.uk

Website: robertcooney.co.uk

**robert
cooney**

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.