



Flat 32 Dellers Court Dellers Wharf, Taunton TA1 1DX

£85,000

robert
cooney



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

Approximate Area = 471 sq ft / 43.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robert Cooney. REF: 1291293

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

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



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**