



Flat 33 Dellers Court Taunton TA1 1DX

£90,000

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Approximate Area = 724 sq ft / 67.6 sq m

For identification only - Not to scale

## Features

- Entrance Hall
- Living / Dining Room with door to South-West facing balcony
- Fitted Kitchen
- Master Bedroom with fitted wardrobe
- Bedroom 2
- 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, 93 remaining
- Annual ground rent £586.20 pa
- Current service charge £4,469.76 per annum
- Council tax band C

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

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Robert Cooney. REF: 1409801



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



Viewing strictly through the selling agents:

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