





Flat 5, The Quay, Coal Orchard, Taunton, TA1 1FB

Approximate Area = 888 sq ft / 82.4 sq m
For identification only - Not to scale



FIRST FLOOR



Features

- Entrance Hall
- Open Plan Kitchen / Living / Dining Room with integrated appliances and French doors to Juliet balcony
- Utility Room
- Master Bedroom
- Further double Bedroom
- Bathroom
- Gas central heating
- Double glazing
- Secure Entry System
- Lift Access
- Lease term 125 years from 01/2021 - review date 01/26
- Service charge £1,497 pa
- Council tax band D
- What3words: ///short.began.hears

NB. This property is sold at a discount market price, 75% of the open market value, which applies to the property for future sales too. Purchasers must meet the eligibility criteria.

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

An immaculately presented 1st floor 2 double bedrooomed contemporary apartment within this exclusive town centre development. Located in Taunton's Independent quarter the property is ideally situated close to excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, The Brewhouse Theatre and Somerset County Cricket Ground.



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.