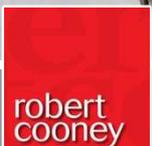




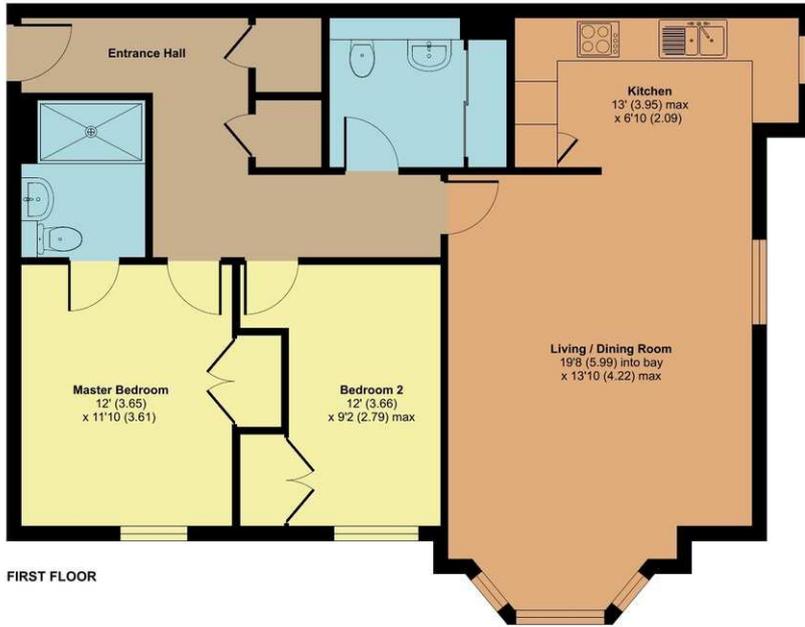
9 Middleway House Kinglake Drive, Taunton TA1 3RR

£265,000



# Flat 9, Middleway House, Kinglake Drive, Taunton, TA1 3RR

Approximate Area = 816 sq ft / 75.8 sq m  
For identification only - Not to scale



## Features

- Entrance Hall
- Living / Dining Room
- Fitted Kitchen with AEG oven
- Master Bedroom with fitted wardrobe and Ensuite Shower Room
- Further Bedroom with fitted wardrobe
- Separate WC with storage
- Lease term 125 years from 2005, 105 years remaining
- Current service charge £7,307.00 pa (1st Jan 2025 - 31st Dec 2025)
- Current ground rent £275 pa
- Council tax band D
- What3words: ///hosts.storm.await
- 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). © nitchcom 2025. Produced for Robert Cooney. REF: 1346781

In this popular location within walking distance of Vivary Park and the town centre with dual aspect views towards surrounding countryside is this well presented 2 bedroomed first floor apartment within Blagdon Village for the over 60's providing independent living in a thriving community with excellent amenities.



Viewing strictly through the selling agents:

**Robert Cooney**

Corporation Street, Taunton, Somerset TA1 4AW

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**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.