



1 Anney Court Taunton TA1 3TE

£169,000

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# Flat 1, Ancey Court, St. Josephs Field, Taunton, TA1 3TE

Approximate Area = 722 sq ft / 67 sq m  
For identification only - Not to scale



GROUND FLOOR

## Features

- Entrance Hall
- Open Plan Kitchen / Breakfast / Living Room
- Master Bedroom with Ensuite Shower Room
- Further double Bedroom
- Bathroom
- Communal landscaped gardens
- Secure gated grounds
- Allocated and visitor parking
- Gas central heating
- Share of Freehold
- Lease term 999 years from 01/2005
- Current service charge £3,491.96 pa (August 2025)
- Service charge for the grounds £773 pa
- Council tax band D
- What3words: ///boil.yarn.transit
- 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: 1332327

A well-presented, recently decorated, 2 double bedroomed ground floor apartment within this historic Grade II Listed conversion within a few minutes' walk of the town centre with superb communal landscaped gardens, secure gated grounds with allocated and visitor parking. No onward chain.



Viewing strictly through the selling agents:

**Robert Cooney**

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