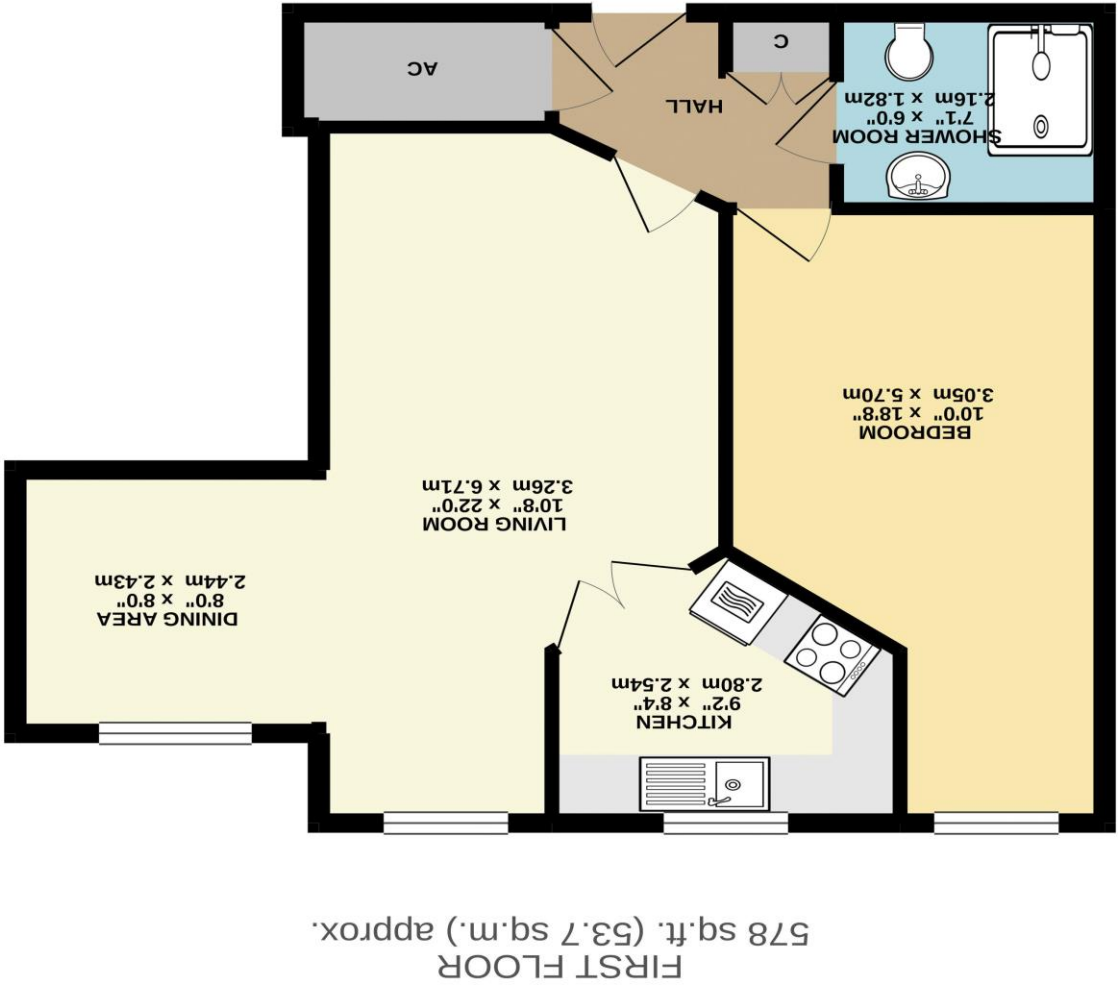


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£97,500

WARE & CO
estate and letting agents

24 Avongrove Court, The Avenue,
Taunton, TA1 1TL

Situated in an extremely sought after location
close to Taunton's centre

NO ONWARD CHAIN

Well appointed throughout

Spacious L shaped living/dining room

Kitchen

Double bedroom with fitted wardrobes

Shower room

Live-in house manager

Communal laundry room and guest flat

Highly recommended by the sole agents, Ware
& Company



Situated in the highly favoured Avongrove Court on the first floor, this spacious well presented retirement apartment comes to the market with the benefit of no onward chain.

The complex stands within well tended communal gardens with visitor/resident parking spaces and boasts a live-in house manager, communal living room and a utility room, lift to all floors, 24 hour careline assistance and a guest apartment. The flat is offered with sealed unit double glazing and modern night storage heating and the accommodation briefly comprises an entrance hall with a walk-in airing cupboard, spacious L shaped living/dining room, fitted kitchen, double bedroom with a built-in wardrobe cupboard and a three piece shower room. The property is ready for immediate occupation and comes well recommended by the sole agents, Ware & Company.



TOTAL FLOOR AREA
47 sq.m.

TENURE
Leasehold - Further details on request.

SERVICES
Main services of electricity, water and drainage are connected.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

