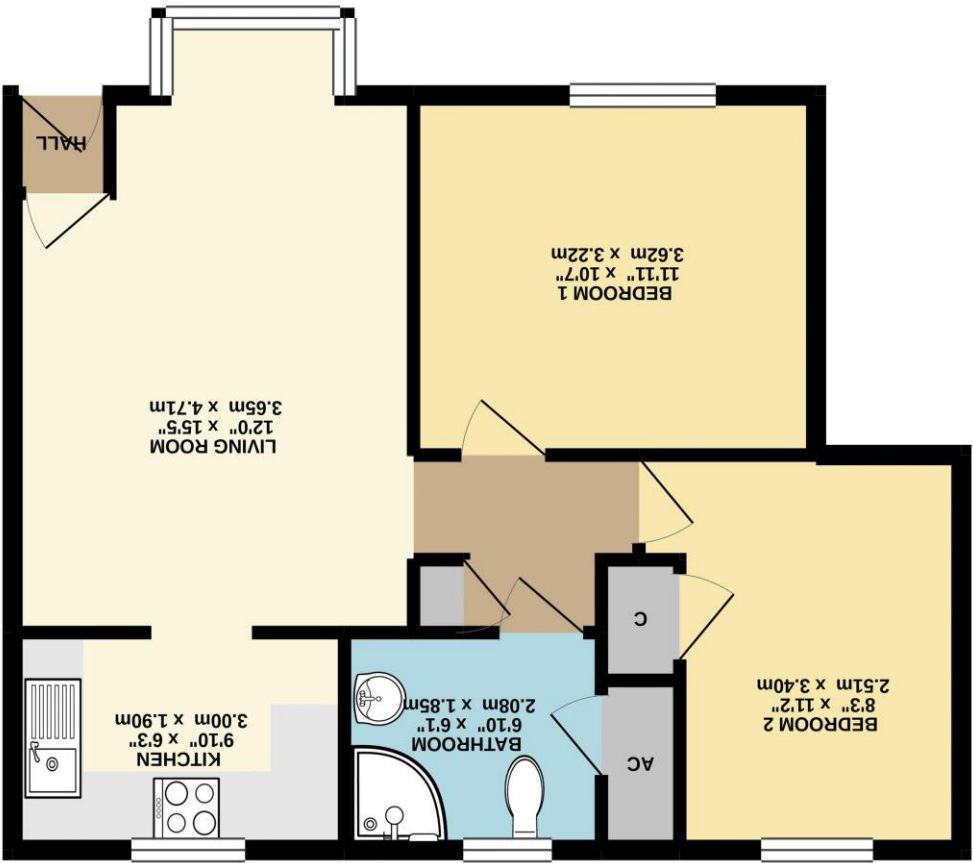




While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any kind of error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.

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GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



£125,000

WARE & CO
estate and letting agents

24, Northfield Gardens, Taunton
TA1 1XN

AVAILABLE WITH NO ONWARD CHAIN

A purpose built ground floor retirement apartment in the French Weir area

Well maintained communal gardens and resident/visitor parking space

Modern Careline system installed

On-site House Manager

Living/dining room

Refitted kitchen

Two double bedrooms

Shower room

Communal meeting and laundry room * On-site guest flat



Peacefully located at the rear of Northfield Gardens, this spacious purpose built ground floor retirement flat comes to the market with the benefit of no onward chain.

The flat is provided with electric night storage heating, modern sealed unit double glazing and a Careline system, if needed. The flat briefly comprises an entrance porch, living/dining room with a bay window to the front, refitted kitchen, two double bedrooms and a shower room. There is a communal meeting hall a short walk away, together with a guest flat, if required.



TOTAL FLOOR AREA

53 sq.m.

TENURE

Leasehold - 99 year lease from 1985.
Peppercorn ground rent of £1 per annum.
Service charge currently £1015 per annum and includes buildings insurance, the house manager, gardening, window cleaning etc.

SERVICES

Main services of electricity, water and drainage are connected.

