



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operation or efficiency can be given.
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GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



£90,000

WARE & CO
estate and letting agents

Flat 2 Avongrove Court, The Avenue
Taunton, Somerset, TA1 1TL

A well presented purpose built ground floor retirement apartment

Situated in a prestigious area within easy walking distance of the town centre

Direct access to immaculately kept communal gardens

Dual aspect living/dining room

Fitted kitchen

Double bedroom with built-in wardrobe cupboards

Shower room

Resident/visitor parking

Communal utility room and guest flat

Live-in house manager and 24 hour careline

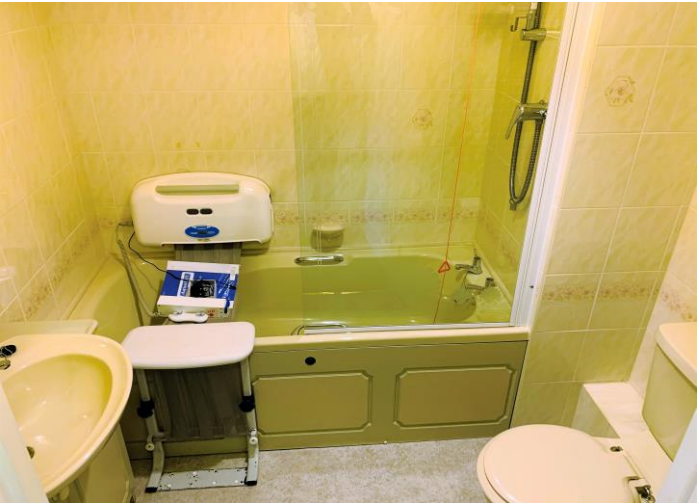


Situated on the ground floor of this sought after retirement complex in The Avenue, a short walk from the town centre, Taunton Railway Station and French Weir Park, this well presented one bedroom apartment comes to the market with the benefit of no onward chain. Enjoying direct access to a garden area to the rear, the flat briefly comprises an entrance hall with a walk-in airing cupboard, living/dining room, kitchen, double bedroom with fitted wardrobes and a three piece bathroom. The property is provided with modern electric off peak heating and sealed unit double glazing. The block offers a well stocked communal utility room with washing and drying machines, residents lounge, guest apartment and a lift to all floors. In addition, there is resident/visitor parking and a live-in house manager.

TOTAL FLOOR AREA 42 sq.m.

TENURE Leasehold - 125 year lease from 2000. Service charge: £2,871.60 per annum. Service charge includes: water rates, buildings insurance, gardening, house manager and communal room, laundry room, window cleaning, sinking fund etc. Ground rent: £330 per annum.

SERVICES Main services of electricity, water and drainage are connected. Secure door entry system.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(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		