



62 Ladysmith House, Crescent Way, Taunton TA1 4DP

£110,000

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Making home moves happen

A two bedroomed top floor flat located in Taunton town centre, therefore providing easy access to a vast range of amenities. The well presented accommodation consists of; entrance hall, open plan kitchen/sitting/dining room, two bedrooms and bathroom. Externally the property benefits from secure allocated parking for one car and bike storage. AVAILABLE WITH NO ONWARD CHAIN.

Tenure: Leasehold / Energy Rating: D / Council Tax Band: B

The property benefits from a secure entry system as well as secure parking and is situated in a convenient town centre location. Located on the fifth floor, the flat has the advantage of a communal lift as well as stair access. The accommodation is warmed by modern electric heaters and is complete with double glazing throughout.

TOP FLOOR FLAT
TWO BEDROOMS
LIFT ACCESS
SECURE ALLOCATED PARKING
TOWN CENTRE LOCATION
OPEN PLAN KITCHEN/SITTING/DINING ROOM
NO ONWARD CHAIN

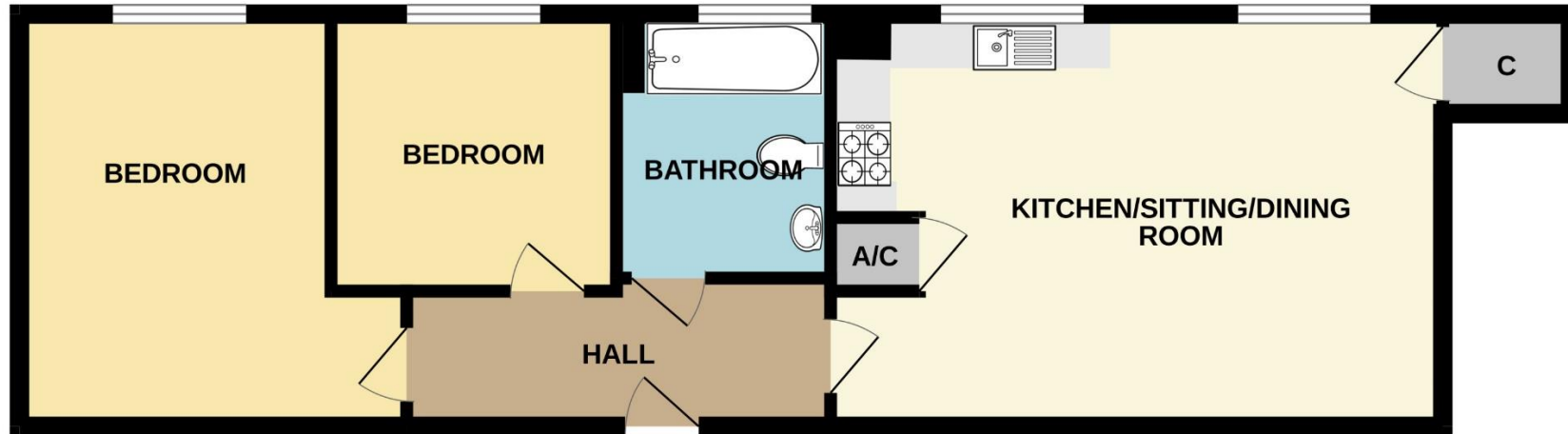




Entrance Hall	12' 0" x 3' 0" (3.65m x 0.91m)
Open Plan Kitchen/ Sitting/Dining Room	18' 0" x 12' 0" (5.48m x 3.65m) Integral washing machine.
Bedroom 1	12' 0" x 8' 0" (3.65m x 2.44m)
Bedroom 2	8' 10" x 8' 0" (2.69m x 2.44m)
Bathroom	7' 0" x 6' 0" (2.13m x 1.83m)
Outside	Secure allocated parking, which is space number 9. Bike storage shed.
Tenure and Outgoings	The property benefits from an original 99 year lease dated from 1st January 2008. The current annual service charge is £2,660.00 and the ground rent is included in this charge.



FIFTH FLOOR



TOTAL FLOOR AREA : 547 sq.ft. (50.8 sq.m.) approx.

Whilst 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 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 operability or efficiency can be given.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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