



28 Avongrove Court, The Avenue, Taunton TA1 1TL

£135,000

GIBBINS RICHARDS 
Making home moves happen

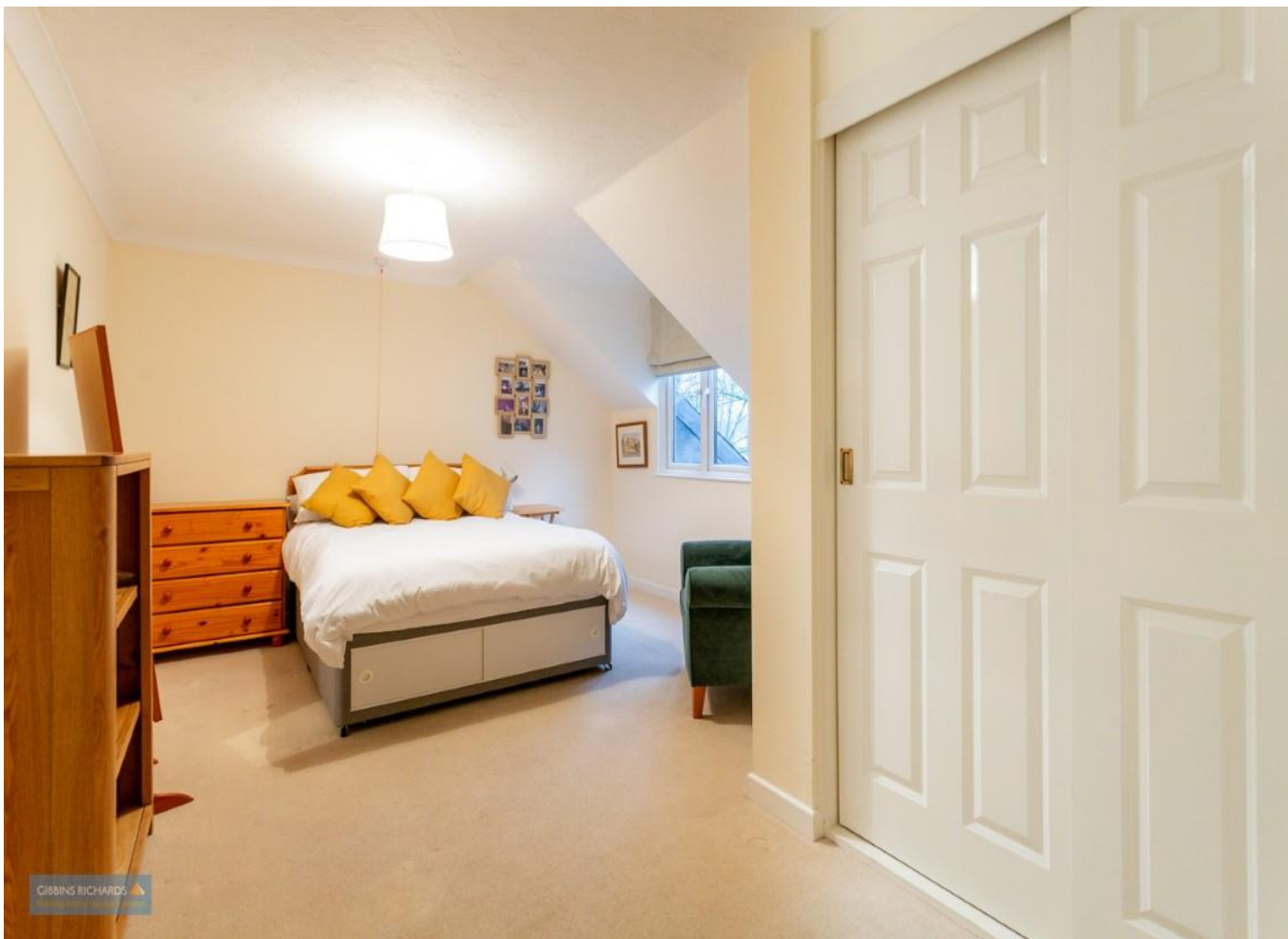
A two bedroomed top floor flat located on a sought after retirement complex for the over 55's. The spacious and well presented accommodation consists of; entrance hall, sitting/dining room, kitchen, two double bedrooms and a shower room. Externally the property benefits from communal parking and gardens. AVAILABLE WITH NO ONWARD CHAIN.

Tenure: Leasehold / Energy Rating: C / Council Tax Band: C

Avongrove Court is a popular retirement complex located in a sought after residential area off of Staplegrove Road. The complex offers a good range of onsite facilities including a resident house manager, residents lounge, 24 hour care line, residents laundry room, guest suite, communal parking and attractive communal gardens. The town centre is within easy reach as well as nearby French Weir Park and the medical centre.

TOP FLOOR FLAT
TWO DOUBLE BEDROOMS
OVER 55'S RETIREMENT COMPLEX
WALKING DISTANCE TO TOWN
COMMUNAL GARDENS
RANGE OF ONSITE FACILITIES
LIFT ACCESS
COMMUNAL PARKING
ON ONWARD CHAIN





Entrance Hall

Sitting/Dining Room 21' 5" x 15' 7" (6.52m x 4.75m) maximum

Kitchen 7' 4" x 5' 8" (2.23m x 1.73m)

Shower Room 6' 9" x 5' 7" (2.06m x 1.70m)

Bedroom 1 16' 0" x 11' 2" (4.87m x 3.40m) maximum. Built-in wardrobes.

Bedroom 2 11' 4" x 10' 10" (3.45m x 3.30m) Built-in wardrobes.

Tenure and Outgoings The property is leasehold and has a 125 year lease dated 1st June 2000 (101 years remaining). The service charge is £5,686 per annum and the ground rent is approximately £850 per annum.



GROUND FLOOR



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.
Made with Metropix ©2025

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.

Communal Lounge



Communal Laundry

