

7a Hamilton Court, Taunton, TA1 2PA £84,995



MUST BE VIEWED! A very well presented ground floor flat boasting superb kitchen with built in appliances, wooden flooring, good size living room with access to communal garden, modern bathroom with shower, double bedroom, parking and store shed. NO CHAIN

## THE PROPERTY

This ground floor flat boasts very well presented and updated accommodation boasting attractive wooden flooring, upgraded kitchen with built-in appliances as well as a modern bathroom suite with shower and underfloor heating. The property is located in a convenient level position within walking distance to a nearby supermarket, whilst a regular bus service operates into the town centre.

Entrance door to:
Communal Hall Door to hall.

Living Room 15' 0" x 10' 3" (4.57m x 3.12m) Patio

doors opening to communal garden.

Kitchen 9' 7'' x 8' 0'' (2.92m x 2.44m) Built-in
appliances to include washing machine,

fridge freezer, cooker and hob.

Double Bedroom 13' 0" x 10' 0" (3.96m x 3.05m) Built-in

wardrobes.

Bathroom 7' 8" x 5' 4" (2.34m x 1.62m) Whirlpool

bath, shower and screen.

Outside Communal gardens, residents parking

and allocated store shed.

999 year lease and is managed by Lewis Associates. The current service charge

equates to £75 per month.

SUPERBLY PRESENTED

**RE-FITTED QUALITY KITCHEN** 

**RE-FITTED BATHROOM** 

LIVING ROOM

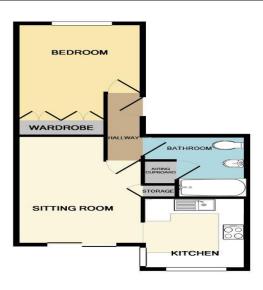
**DOUBLE BEDROOM** 

OFF ROAD PARKING

COMMUNAL GARDENS

**ALLOCATED STORE SHED** 

**NO CHAIN** 



TOTAL APPROX. FLOOR AREA 435 SQ.FT. (40.4 SQ.M.) hilst every attempt has been made to ensure the accuracy of the floor plan contained here, measure f doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.





