



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

GIBBINS RICHARDS 
Making home moves happen

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.

Communal Hall
Living Room

Kitchen

Double Bedroom

Bathroom

Outside

Tenure & Outgoings

Entrance door to:

Door to hall.

15' 0" x 10' 3" (4.57m x 3.12m) Patio doors opening to communal garden.

9' 7" x 8' 0" (2.92m x 2.44m) Built-in appliances to include washing machine, fridge freezer, cooker and hob.

13' 0" x 10' 0" (3.96m x 3.05m) Built-in wardrobes.

7' 8" x 5' 4" (2.34m x 1.62m) Whirlpool bath, shower and screen.

Communal gardens, residents parking and allocated store shed.

The property benefits from an original 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.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2017



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.



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