



51 Ladysmith House, Crescent Way, Taunton, TA1 4DP
Fixed £47,500

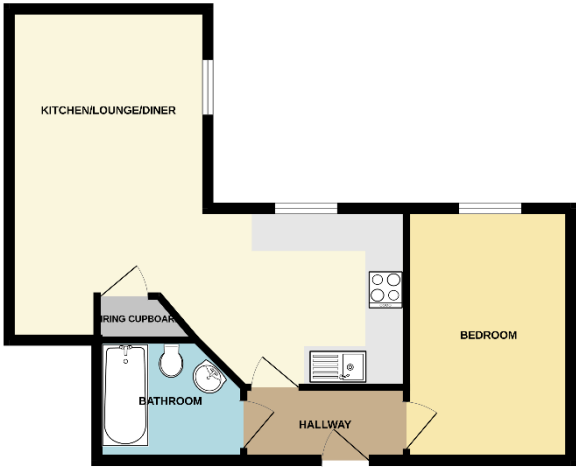
GIBBINS RICHARDS 
Making home moves happen

A one bedroom shared ownership flat located within Taunton Town centre. This ideal starter home comprises entrance hallway, bedroom, bathroom, kitchen and sitting/dining room. The property benefits from access to a communal laundry room, an allocated parking space within a secure parking rank and bicycle storage.

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

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.

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 477 sq.ft. (44.3 sq.m.) approx.
While every effort has been made to ensure the accuracy of the information provided, the seller does not warrant the accuracy of the information provided. The seller does not warrant the accuracy of the information provided. The seller does not warrant the accuracy of the information provided. The seller does not warrant the accuracy of the information provided.

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.



Entrance Hall	8' 6" x 3' 7" (2.6m x 1.1m)
Sitting/Dining Room	17' 5" Max x 10' 6" Max (5.3m Max x 3.2m Max)
Kitchen	10' 6" x 9' 2" Max (3.2m x 2.8m)
Bedroom	13' 1" x 8' 6" (4m x 2.6m)
Bathroom	7' 7" narrowing to 5' 3" x 6' 3" Max (2.3m narrowing to 1.6m x 1.9m Max)
Outside	Secure allocated parking space. Communal laundry facilities, bin and bike storage.
Tenure & Outgoings	The property is available on a 50% shared ownership basis with Sanctuary Housing and is leasehold. It benefits from the original 99 year lease, dated 1st January 2008 (82 years remaining). The current combined rent charge and service charge is £304.28 per calendar month. This property is a 50% shared ownership. Further information can be found at; www.sanctuary-homes.co.uk/shared-ownership
Agents Note	

ONE BED FLAT
50% SHARED OWNERSHIP
LIFT ACCESS
LOCATED ON THE FIFTH FLOOR
CONVENIENT TOWN CENTRE LOCATION
SECURE ALLOCATED PARKING
ACCESS TO COMMUNAL LAUNDRY FACILITIES
SECURE ENTRY SYSTEM



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 £40 + VAT (£48) **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.