



Flat 2 Jellalabad Court, The Mount, Taunton TA1 3RZ
£205,000

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A well-proportioned two bedroomed Grade II listed first-floor apartment, ideally located within walking distance of the town centre. The property offers spacious and characterful accommodation including a large sitting room, kitchen/dining room, two bedrooms, and a bathroom, along with allocated parking and access to communal gardens. Offered to the market with no onward chain.

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

A first floor apartment within the walled Jellalabad Court, formally a Victorian mansion house used as the army barracks and skilfully converted in the 1990's into a selection of stylish properties. This particular apartment offers bright and airy gas centrally heated accommodation with high ceilings and featuring an impressive living room and a good size kitchen. Set within well maintained communal gardens, the apartment has allocated parking and there is also additional visitor parking. The property offers a truly convenient yet 'choice' location close to Vivary Park yet within a short walk of the town centre.

FIRST FLOOR APARTMENT
GRADE II LISTED
TWO BEDROOMS
SPACIOUS ACCOMMODATION
ALLOCATED PARKING FOR ONE CAR
COMMUNAL GARDEN
CONVENIENT TOWN CENTRE LOCATION
GAS CENTRAL HEATING





Hallway	16' 3" x 5' 4" (4.96m x 1.62m) Storage cupboard.
Sitting Room	18' 4" x 18' 4" (5.59m x 5.58m)
Kitchen/Breakfast Room	15' 3" x 12' 6" (4.65m x 3.82m)
Bedroom 1	13' 10" x 13' 4" (4.22m x 4.06m)
Bedroom 2	11' 7" x 8' 6" (3.52m x 2.58m)
Bathroom	9' 7" x 7' 10" (2.92m x 2.38m)
Outside	Allocated parking and access to communal gardens.
Tenure and Outgoings	The property is leasehold with a 999 year lease dated 1st August 1994 (968 years remaining) and each flat has an equal share of the freehold. The service charge is £2,470 per annum.



GROUND FLOOR
908 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA: 908 sq.ft. (84.4 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.



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