



16 Annecy Court, St. Josephs Field, Taunton TA1 3TE

£250,000

GIBBINS RICHARDS 
Making home moves happen

***Grade II Listed Apartment *Balcony *Gated complex ***

A spacious two bedroom top floor apartment, located within a sought-after gated complex and offered to the market with no onward chain.

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

This Grade II listed apartment has been owned by the same owner since the former convent was converted in 2006. Offering well-presented and generous accommodation, the property comprises a kitchen, a spacious sitting/dining room with a double aspect and picturesque far-reaching views, two bedrooms with an en-suite shower room to the principal bedroom, and a separate bathroom. Externally, the property benefits from a private balcony, a feature which sets it apart from many others, allocated parking, visitor parking spaces, and beautifully maintained communal gardens. The apartment can be accessed via a communal staircase or lift, which provides access directly outside the flat entrance.

Top floor apartment
Two bedrooms
Lift and stair access
En-suite shower room
Allocated parking
Grade II listed
Far reaching views
Balcony
No onward chain





Entrance Hall

Kitchen

11' 6" narrowing to 8'9" x 11' 0" (3.50m narrowing to 2.43m x 3.35m)
Large cupboard housing the boiler.

Sitting Room

19' 6" narrowing to 17'1" x 11' 7" (5.94m narrowing to 5.18m x 3.53m)

Bedroom 1

10' 7" x 10' 2" (3.22m x 3.10m)
Including built in wardrobe. Door to balcony.

En-suite Shower Room

10' 2" x 4' 9" (3.10m x 1.45m)

Bedroom 2

12' 2" x 6' 8" (3.71m x 2.03m)
Plus wardrobe.

Bathroom

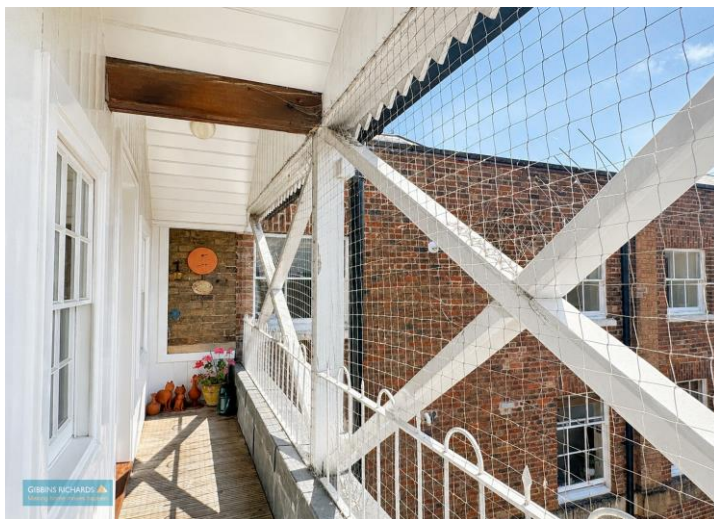
9' 5" x 4' 5" (2.87m x 1.35m)

Outside

The property benefits from a balcony, allocated parking as well as visitor parking.

Tenure and Outgoings

Tenure: Leasehold with approximately 978 years remaining (999-year lease from 1 January 2005). The current service charge is approximately £4,000 per annum, and the ground rent is approximately £800 per annum. Prospective purchasers are advised to verify these figures with their solicitor, as charges may be subject to change.



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 errors, 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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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.

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