



Flat 35 Annecy Court, St. Josephs Field, Taunton TA1 3TE  
**£129,950**

**GIBBINS RICHARDS**   
Making home moves happen

**\*Top floor apartment \* Grade II Listed building \* Allocated parking\***

A top floor apartment in a Grade II Listed conversion building to the south of the town centre. Offered to the market with no onward chain. Allocated parking in a secure development.

Tenure: Leasehold / Energy Rating: C / Council Tax Band: B

The apartment sits within the prestigious Annecy Court development, which is an historic important local landmark, formerly a convent. This particular property is offered for sale at the top of the building, offering some views out across the development and much privacy due to its tucked away position. An entrance door with entry phone system leads to a very impressive communal stairwell with grand staircase leading up to the top (3rd) floor, there is then a private door to the apartment. The apartment itself offers one bedroomed accommodation in the form of a sitting room, bathroom, kitchen and bedroom with some storage and an entrance hallway. Externally there are communal gardens within the development and also allocated parking and visitor parking. This property is deemed ideal for first time buyers or rental investors alike and an early viewing is highly recommended.

54.0 Approximate square meters  
Popular town centre conversion development  
Former convent position  
Grade II Listed  
Top Floor Apartment  
Secure gated living  
Allocated parking  
Communal gardens  
Pleasant outlook





Communal Entrance Hall

Stairs to top floor.

Personal door to:

Entrance Hall

Sitting Room 14' 8" x 12' 11" (4.47m x 3.93m)

Kitchen 9' 7" x 6' 11" (2.92m x 2.11m)

Bedroom 17' 3" x 9' 7" (5.25m x 2.92m) With en-suite wc.

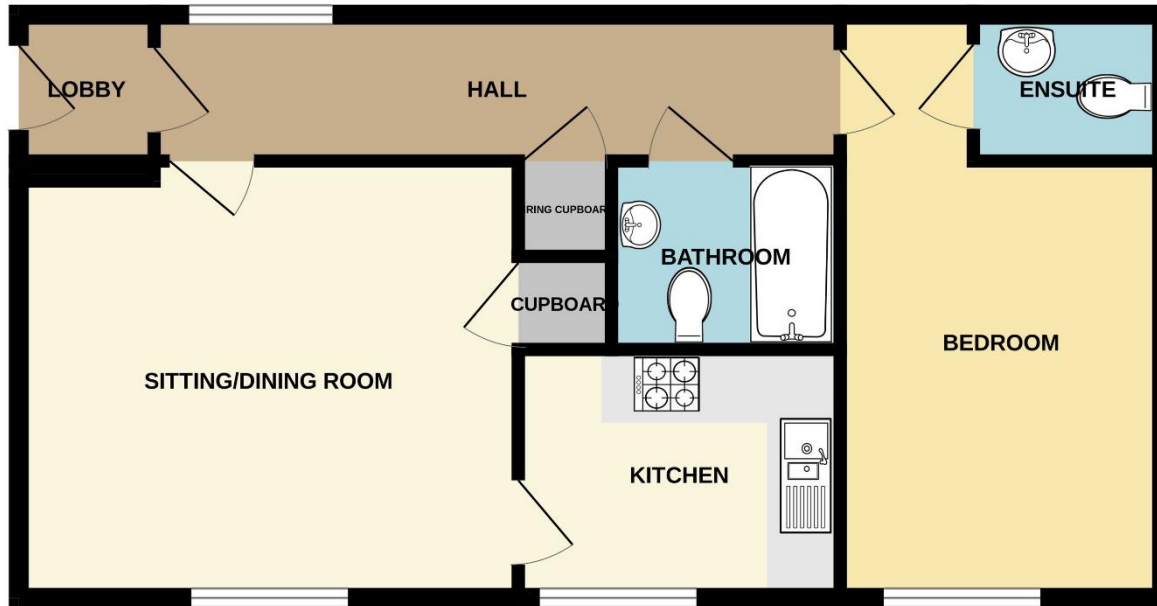
Bathroom

Outside Communal gardens. Allocated parking and visitors parking.

Tenure and outgoings The property is leasehold with an original 999 year lease dated 1st January 2005 (978 years remaining). The service charge is approximately £3,000 per annum and the ground rent is approximately £772 per annum.



GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 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.



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.

