



14 Dellers Court Dellers Wharf, Taunton TA1 1DX

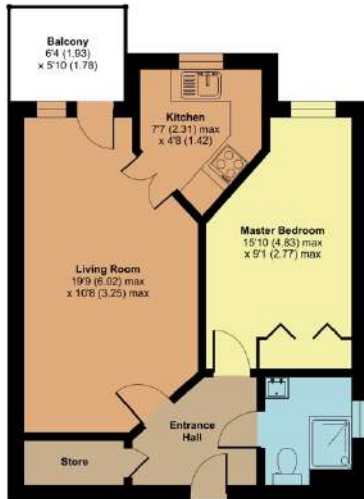
OIEO £100,000



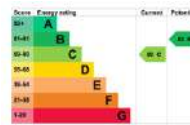
## Flat 14, Dellers Court, Dellers Wharf, Taunton, TA1 1DX

Approximate Area = 501 sq ft / 46.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © robercooney 2024. Produced for Robert Cooney. REF: 1078180

### Features

- Entrance Hall with useful store
- Living Room with door to South facing Juliet balcony
- Fitted Kitchen
- Shower Room
- Use of communal gardens and parking
- Electric heating
- Double glazing
- Lift to all floors
- On-site manager and pull-cord alarm system
- Lease term 125 years, 95 years remaining
- Current service charge and ground rent combined £2,400 pa
- Council tax band A

In this popular over 55's development within a few minutes' walk of the town centre is this well presented, first floor double bedroomed riverside apartment with door to South facing balcony, use of communal lounge and guest suite for visitors, residents parking and communal gardens. No onward chain.



Viewing strictly through the selling agents:

**Robert Cooney**

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