



37 Waters Edge Youngman Place, Taunton TA1 1AS

OIEO £230,000



In this convenient location within a few minutes' level walk of the town centre is this immaculately presented 2 double bedroomed ground floor riverside apartment with enclosed patio garden and allocated parking space to the rear within a secure gated private car park.



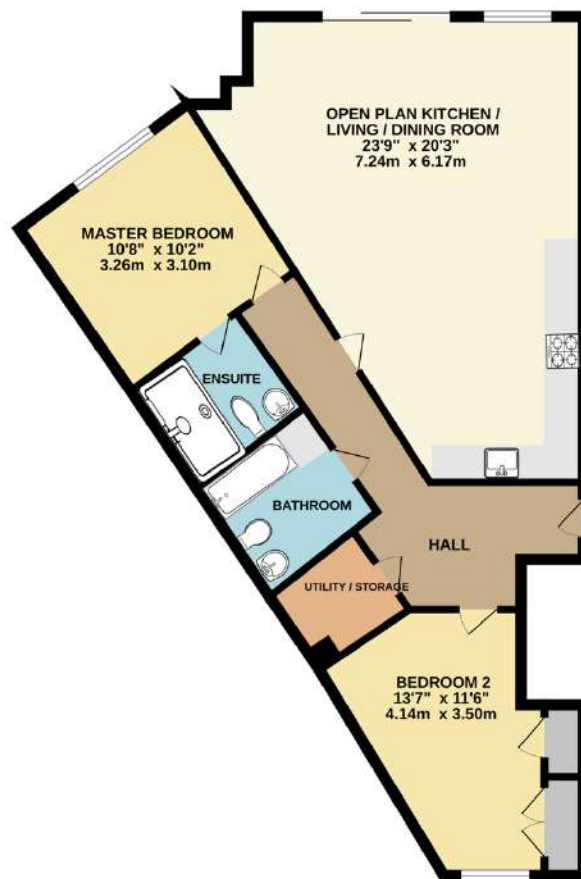


Features

- Entrance Hall
- Open Plan fitted Kitchen / Living / Dining Room with Zanussi oven, integrated Hotpoint dishwasher, built-in fridge / freezer and door to patio garden
- Utility Cupboard
- Master Bedroom with Ensuite Shower Room
- Further double Bedroom with built in wardrobes
- Bathroom
- Enclosed patio garden
- Secure allocated parking space
- Gas central heating
- Double glazing
- Lease term 999 years from 2016, 991 years remaining
- Current service charge £2,197.84 pa
- Current ground rent £300 pa
- Secure entry system
- Council tax band C
- What3words:

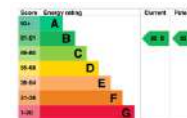


GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 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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