

## **31 Avongrove Court**

**The Avenue, Taunton, Somerset, TA1 1TL**



**PRICE: Offers in the Region Of £125,000**      **Lease: 125 years from 2000**

### **Property Description:**

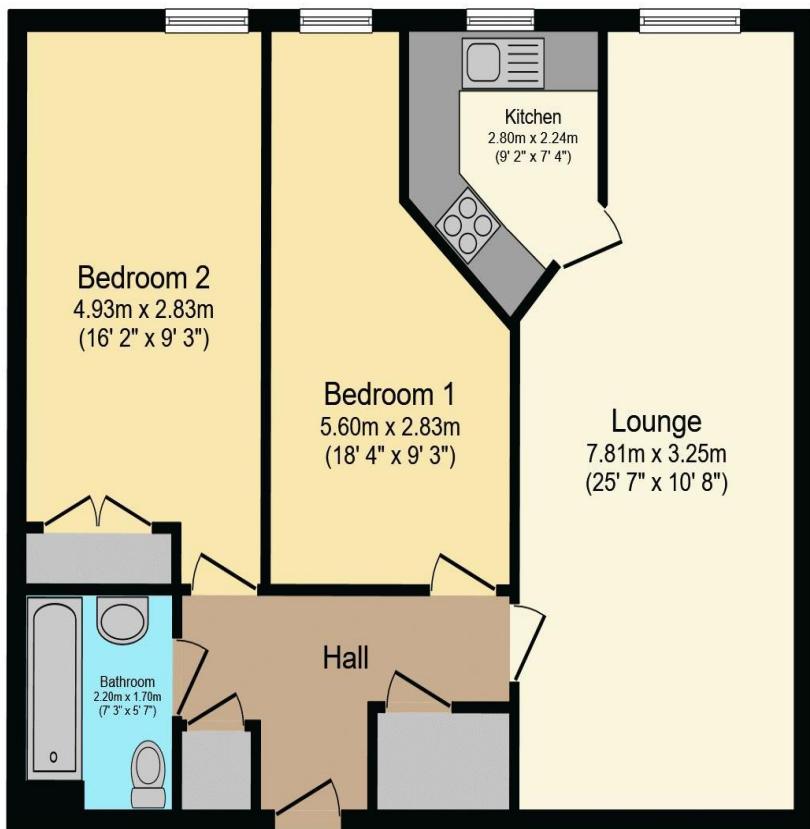
A TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT LOCATED IN THE ANNEX BLOCK Avongrove Court was constructed by McCarthy & Stone (Developments) Ltd. The development comprises 36 properties arranged over 3 floors served by a lift. Seven flats are located in a separate annexe. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over 60 years of age and in the event of a couple one must be over 60 and the other over 55.

24 hour emergency Appello call system  
Development Manager  
Video door entry system (linked to owner's TV)  
Communal Gardens and Parking  
Residents Lounge with Kitchen Area

Communal Laundry  
Minimum Age 60  
Guest Suite  
lease 125 years from 2000



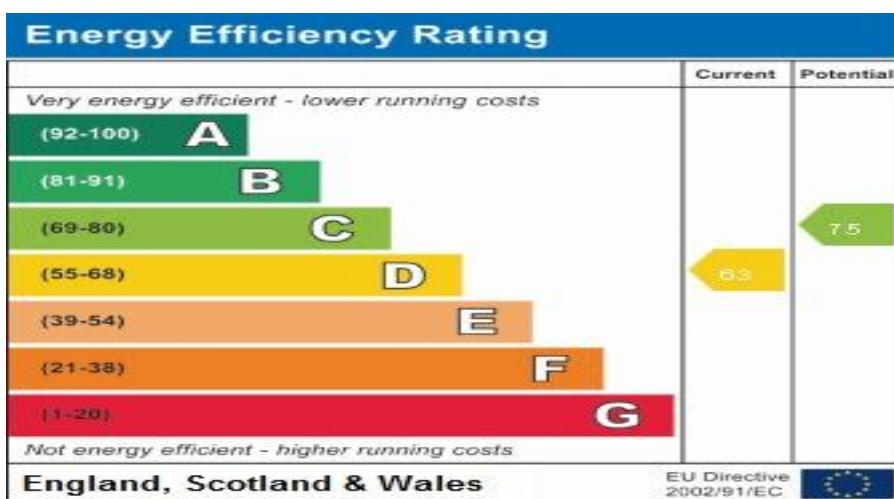
**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 70.6 sq.m. (760 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**For Financial Year Ending:**

**31/08/2025**

**Annual Ground Rent:**

**£844.48**

**Ground Rent Period Review:**

**2044**

**Annual Service Charge:**

**£3,790.84**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

Retirement Homeseach, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: [enquiries@retirementhomeseach.co.uk](mailto:enquiries@retirementhomeseach.co.uk)

Retirement Homeseach Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.