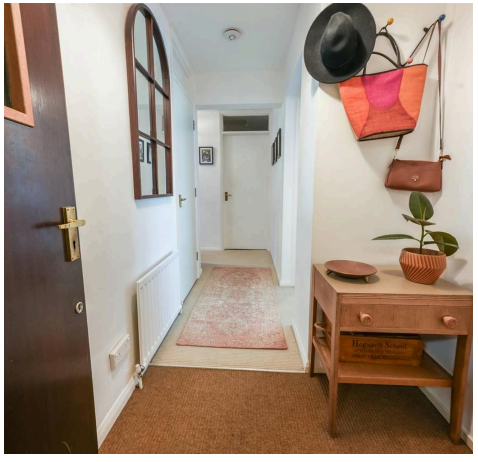


JOSEPH CASSON
estate agency

Flat 6, Elm Park Elm Grove, Taunton - TA1 1EH

£190,000









Flat 6

Elm Park Elm Grove, Taunton

- Spacious Top Floor Apartment
- Two Double Bedrooms
- Shower Room & Seperate WC
- Lounge
- Balcony
- Kitchen/Diner
- Garage
- Communal Gardens
- Gas Central Heating & Double Glazing

Spacious top-floor apartment on Elm Grove with 2 double bedrooms, balcony, garage, communal gardens, and easy access to Taunton's amenities, schools, hospital, and station.
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Discover this impressive top-floor apartment, situated on **Elm Grove**, one of Taunton's most sought-after and prestigious residential addresses. Offering generous and well-balanced accommodation throughout, the property features a spacious living room, a well-appointed kitchen/diner, two excellent double bedrooms, a shower room, and a separate WC.

A particular highlight is the **private west-facing balcony**, which enjoys attractive views over the beautifully maintained communal gardens, providing the perfect spot to relax and enjoy the afternoon and evening sun. The apartment also benefits from a **garage**, offering valuable parking or additional storage.

Ideally positioned on the northern side of Taunton town centre, the property is within easy walking distance of a wide range of amenities, including excellent shopping and leisure facilities. **Taunton School**, the **County Cricket Ground**, **Musgrove Park Hospital**, and **Taunton railway station** are all conveniently nearby.

This is a rare opportunity to acquire a spacious apartment in one of the town's most desirable locations, making it an ideal choice for those seeking comfortable living with excellent access to everything Taunton has to offer.

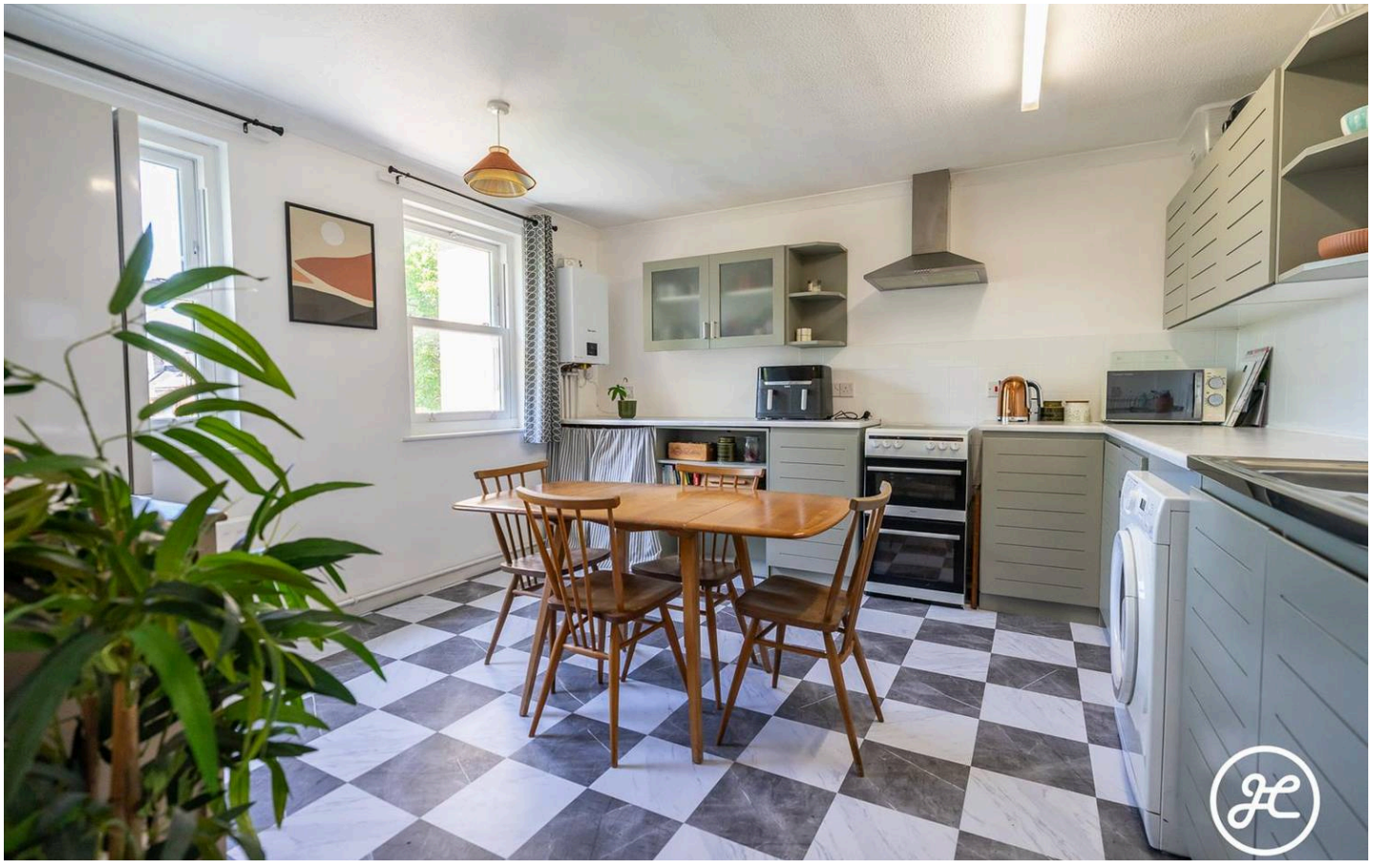
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









ACCOMMODATION

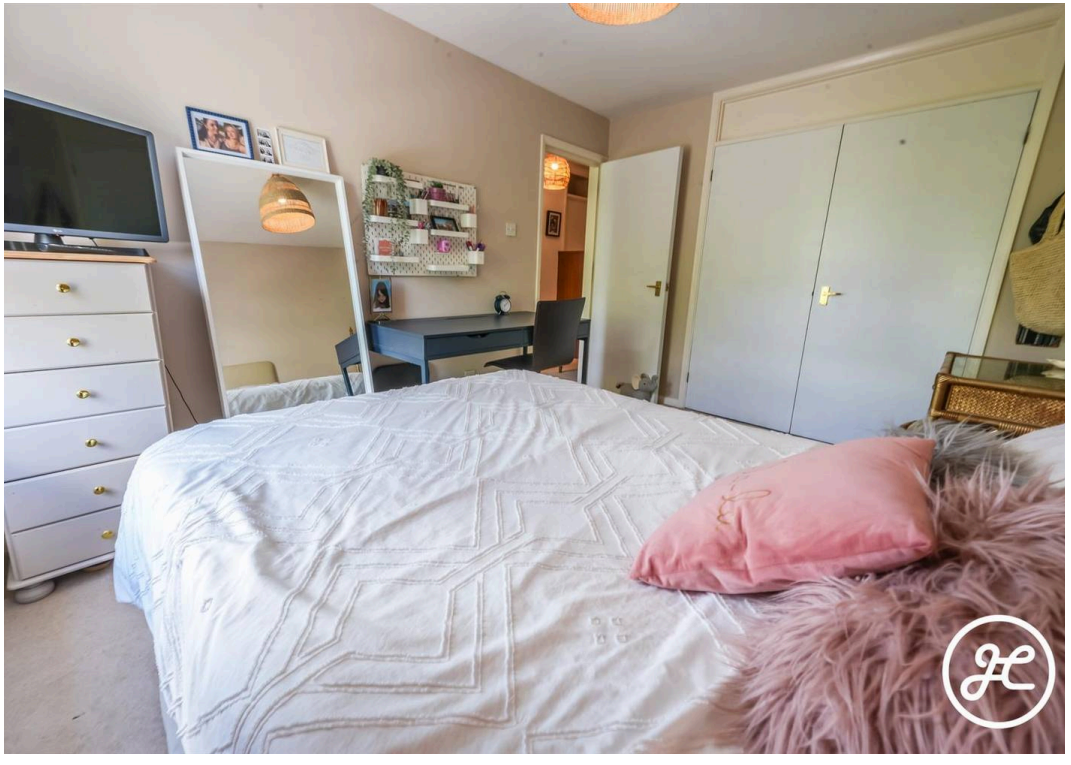
Accessed from Elm Grove, Elm Park is an attractive apartment development set within beautifully maintained communal gardens. Enjoying a peaceful top-floor position, the apartment is approached via a communal staircase and offers spacious, well-balanced accommodation throughout. The property comprises an entrance hallway, a generous lounge with direct access to a private west-facing balcony overlooking the attractive communal grounds, and a spacious kitchen/diner. There are two double bedrooms, a shower room, and a separate WC. Further benefits include a garage, providing useful parking or storage space. Resident permit parking is available on the surrounding roads, while visitors can make use of parking within the grounds. Additional two-hour visitor parking bays are located on Elm Grove and Linden Grove. Tenure: Leasehold with the benefit of a 999-year lease from 24 June 1982. The purchaser will acquire a 1/12 share of the freehold. Please note that pets are not permitted under the

LOCATION

Positioned on the highly sought-after northern edge of Taunton's town centre, this property enjoys an exceptionally convenient location. A wide range of shopping, leisure and educational facilities are within easy reach, including the renowned Taunton School, the Somerset County Cricket Ground and Taunton railway station, all of which are within comfortable walking distance. The location is particularly attractive for commuters, with Taunton railway station providing direct services to London Paddington in under two hours. The M5 motorway (Junction 25) is also readily accessible, offering excellent transport links to Bristol, Exeter and the wider South West. Combining a prestigious residential setting with superb accessibility and amenities close at hand, this is an ideal position for those seeking both convenience and quality of life.











FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 799 sq. ft, 74 m²
EXCLUDED AREA: BALCONY: 52 sq. ft, 4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.