

Asking Price £310,000 Leasehold

1 Bedroom, Apartment - Retirement

56, Riverain Lodge Tangier Way, Taunton, Somerset, TA1 1FF

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Riverain Lodge

Riverain Lodge is a charming development of 72, one and two-bedroom retirement apartments situated in an ideal position close to the essential amenities. Many of the apartments feature balconies to take advantage of the beautiful riverside location and views across to Goodland Gardens and Castle Green.

Located in Taunton, on Tangler Way, Riverain Lodge fronts onto the River Tone and is within easy walking distance of the town. The busy and thriving shopping area has a wide selection of national and local retailers as well as cafes and restaurants, all surrounded by attractive historic buildings.
A number of beautiful locations can be found in and around Taunton, offering relaxing places for a walk or a day out. Vivary Park offers a wide selection of amenities including 7.5 acres of green open space which features a tree trail, bandstand, bowling green and tennis courts.

Excellent transport links are on hand via the M5 and Taunton Railway Station to Exeter, Bristol and further afield.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Riverain Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Riverain Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Riverain Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.







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Property Overview

ONE BEDROOM RETIREMENT APARTMENT WITH BALCONY

Situated in a fantastic South-Easterly position within the popular development of Riverain Lodge is this lovely one bedroom second floor apartment. The property is conveniently located for the lift and stairs and is presented in very good order throughout.

The living room offers ample space for living and dining room furniture. A French door opens to the owners private balcony boasting views of the River Tone, Goodland Gardens and Castle Green.

The Kitchen is accessed via the living room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer. Windows provide light and ventilation.

The bedroom is a good sized double room with a walk in wardrobe. There is plenty of space for additional bedroom furniture if required and a window keeps this lovely bedroom bright and light.

The shower room offers a large walk in shower with handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful walk in storage cupboard located in the hallway.

This apartment simply must be viewed!





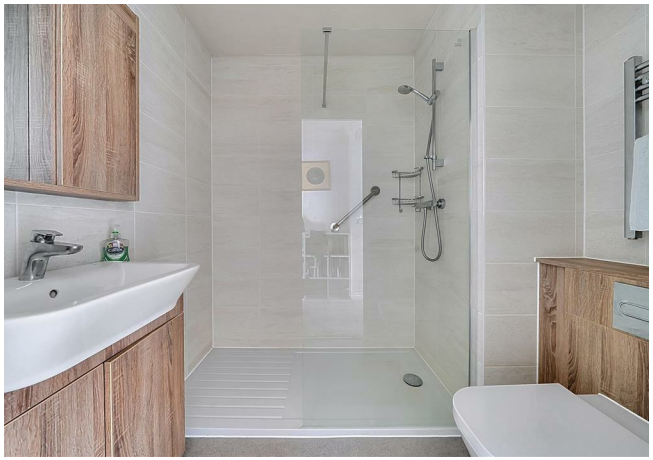


Features

- One bedroom second floor apartment with balcony
- Views over the River Tone, Goodland Gardens and Castle Green.
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Close to the town centre & excellent transport links
- 24 hour Careline system for safety and security
- Owners' private car park with EV charging points
- Owners' Lounge & coffee bar with regular social events
- Buggy store with charging points
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year ending 30th November 2027): £2,758.22 per annum.

Ground rent £575 per annum. To be reviewed February 2027.

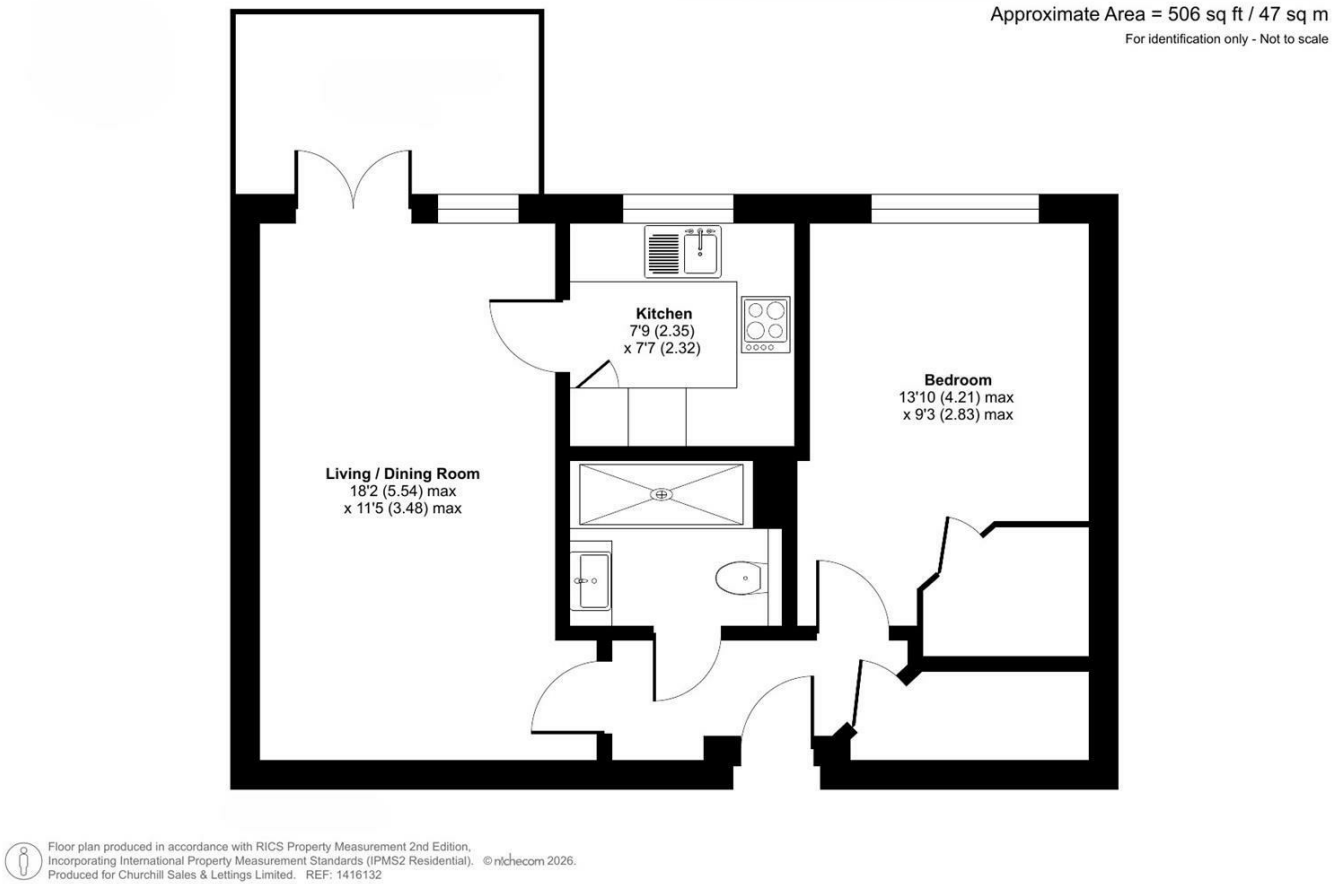
Council Tax Band D

999 year Lease commencing 2022

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: B



DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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