



**MILES ESTATE AGENTS**

**3 Firepool Crescent  
Taunton TA1 1AT**





A superb modern apartment, offering well presented and spacious open plan living with 2 good size double bedrooms in this popular and convenient location just outside the town centre. Bathroom and en suite, secure allocated parking and useful storage - early viewing highly recommended.







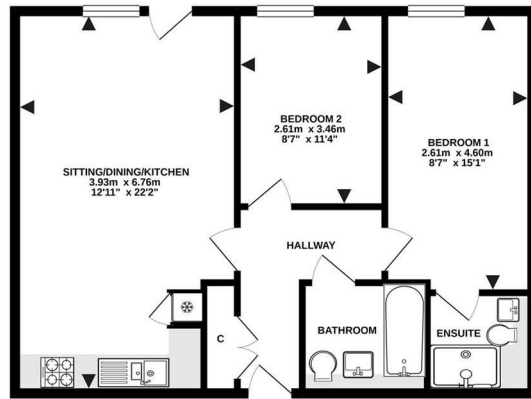
## Features:

- Stairs to Communal Front Door
- Entrance Hall with Useful Storage
- Spacious Open Plan Living / Dining / Kitchen
- Master Bedroom with En Suite
- 2nd Double Bedroom
- Bathroom
- Secure Allocated Parking
- Bike & Bin Stores
- 125 Year Lease from 01/01/16
- Service Charge £1240 pa
- Ground Rent £250 pa
- Council Tax Band B





GROUND FLOOR  
61.9 sq.m. (666 sq.ft.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Viewings strictly through the selling agents:

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