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**FLAT 15 HERITAGE COURT, MAGDALENE STREET,
GLASTONBURY, BA6 9ER**

£75,000 - LEASEHOLD

In need of some refurbishment but boasting a convenient central location, is this one bedroom second floor retirement apartment. Available to 55's and over, the property comprises an entrance hall, living room, kitchen, bedroom and shower room. Residents of Heritage Court further benefit from an on-site warden, day room, guest suite, communal gardens and lift access. There is also the option for off road allocated parking, which can be arranged directly with the management company.

AMENITIES AND RECREATION

The historic market town of Glastonbury boasts a variety of unique local shops in the High Street, with its very own 8th century Abbey and 14th century Tor. Glastonbury provides the usual small town facilities including a selection of schools, catering for infants through to secondary education, churches, supermarkets, a library, doctors' surgeries and a local hospital. Street, just 2 miles away is a thriving mid Somerset town famous as the home of Millfield School, Clarks Shoes and more recently Clarks Village shopping centre complementing the High Street shopping facilities. The Cathedral City of Wells is 6 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) some 15 miles distance. Bristol, Bath, Taunton and Yeovil are all within commuting distance. At Castle Cary mainline trains run to London Paddington.

SUMMARY

The flats are secure with visitor entry via the intercom with 24 hour emergency contact coverage connected. Warden controlled. Heritage Court also provides a communal sitting/meeting room, guest accommodation suite with laundry facility, communal gardens and if required (subject to availability) a parking space at an added cost (permit). The property comprises: entrance hall, lounge/diner, kitchen, double bedroom and shower room.



SECURE ENTRANCE (REAR BLOCK)

Security door to communal entrance foyer. There is stairs and a lift facility to all floors. Flat 15 is located on the first floor.

ENTRANCE HALL

Doors to lounge/diner, kitchen, bedroom and shower room. Built-in airing/storage cupboard housing the hot water cylinder. Wall mounted Dimplex heater. Dado rail.

LOUNGE/ DINER

26' 6" x 15' 5" (8.08m x 4.7m) Irregular Room -maximum measurements taken.

A spacious, light and airy reception room with double glazed window to side, affording a view over the communal gardens of the development to enjoy. High level aluminium double glazed window to rear. Wall mounted Dimplex heater. Television and telephone points. Space for table and chairs, for formal dining.

KITCHEN

9' 11" x 6' 5" (3.02m x 1.96m)

Double glazed corner window to rear and side of the development. A range of fitted wall, drawer and base units with laminate work surfaces over. Inset stainless steel one and a quarter bowl sink with drainer and mixer tap over. Complementary tiling to splash prone areas. Built-in eye level double oven with four ring electric hob and cooker hood over. Space for fridge. Space and plumbing for washing machine. Wall mounted electric heater. Linoleum flooring.

BEDROOM

13' 9" x 10' 0" (4.19m x 3.05m)

A dual aspect room with aluminium double glazed windows to both sides of the development, affording a view over the communal gardens to be enjoyed. Creda night storage heater. Television and telephone points.

SHOWER ROOM

6' 4" x 5' 6" (1.93m x 1.68m)

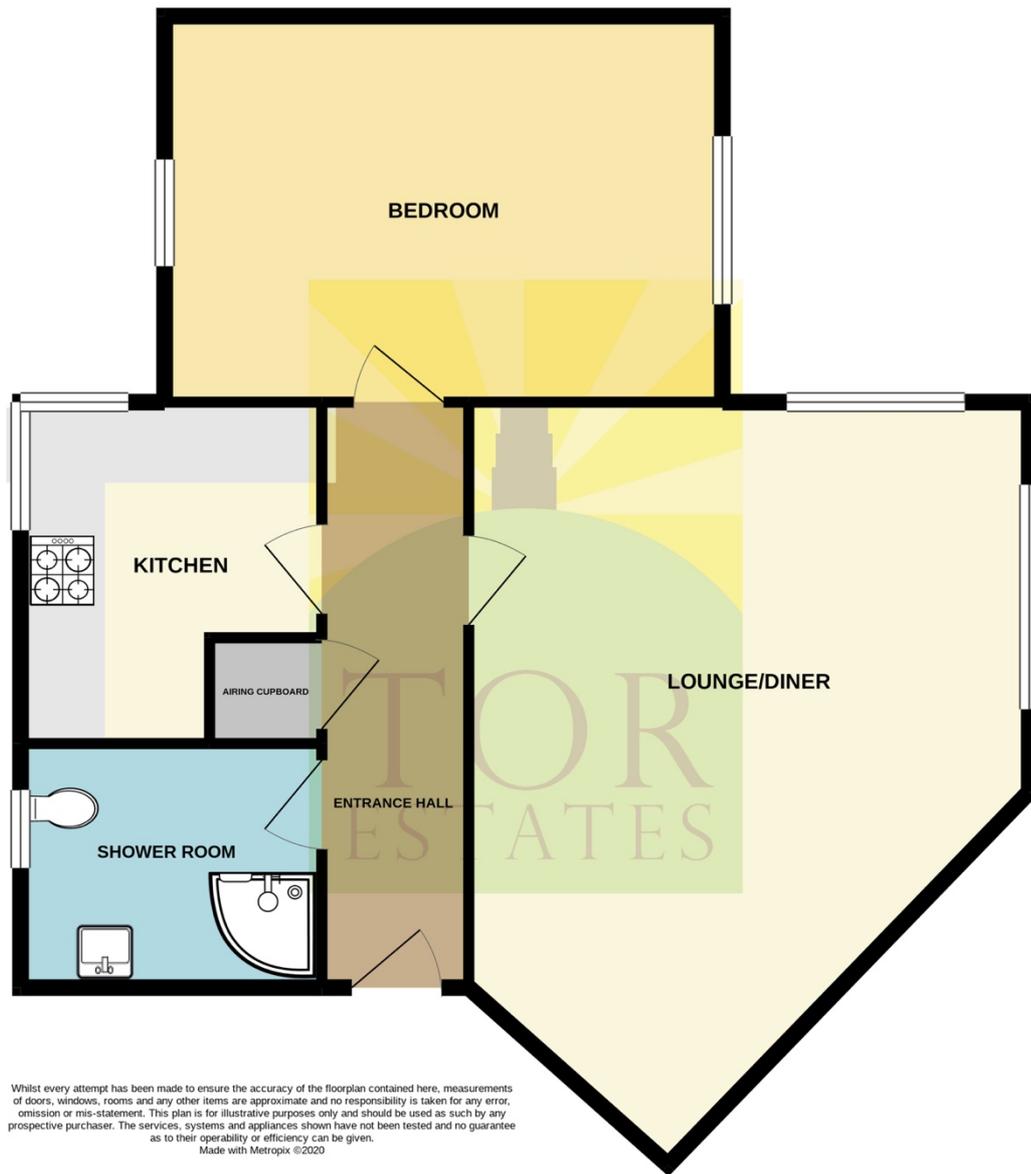
Aluminium double glazed obscured window to side. Suite comprising close coupled WC. Pedestal wash hand basin. Corner walk-in shower cubicle with electric shower over, with drop down seat and handrails. Complementary full height tiling to all walls. Shaver point. Chrome electric towel rail. Wall mounted Dimplex heater. Extractor fan.

OUTSIDE

The property benefits from the use of the landscaped communal gardens, the guest suite, the on-site warden and has the option the take up allocated parking (subject to availability) directly through the management company at a separate cost.



Call us TODAY for a FREE, NO obligation consultation.



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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PROPERTY INFORMATION:

TENURE:	Leasehold
SERVICES:	Mains connected electric, drainage and water (metered)
LOCAL AUTHORITY:	Mendip District Council. Tax Band B.
LENGTH OF LEASE:	99 years from 1986
MANAGEMENT COMPANY:	Heritage Court Management Company
SERVICE/MAINTENANCE CHARGE:	£1,892.62 for 2019/20
CHARGE INCLUDES:	Buildings Insurance & Ground Rent
FREEHOLDER:	Heritage Court Management Company
GROUND RENT:	Included in service charge.
VIEWING ARRANGEMENT:	By appointment only through Tor Estates. Please call us to arrange a convenient appointment.

MORTGAGE ADVICE

Would you like to have advice from a fully qualified Mortgage Consultant with access to the whole market? Tor Finance will assess your needs and recommend the most suitable mortgage product available to you.

Please call us to arrange a free initial consultation.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Specialising in Residential Sales, Lettings and Finance.

Energy Performance Certificate



Flat 15 Heritage Court, Magdalene Street, GLASTONBURY, BA6 9ER

Dwelling type:	Mid-floor flat	Reference number:	8434-7326-2700-8429-3996
Date of assessment:	11 June 2014	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	11 June 2014	Total floor area:	65 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

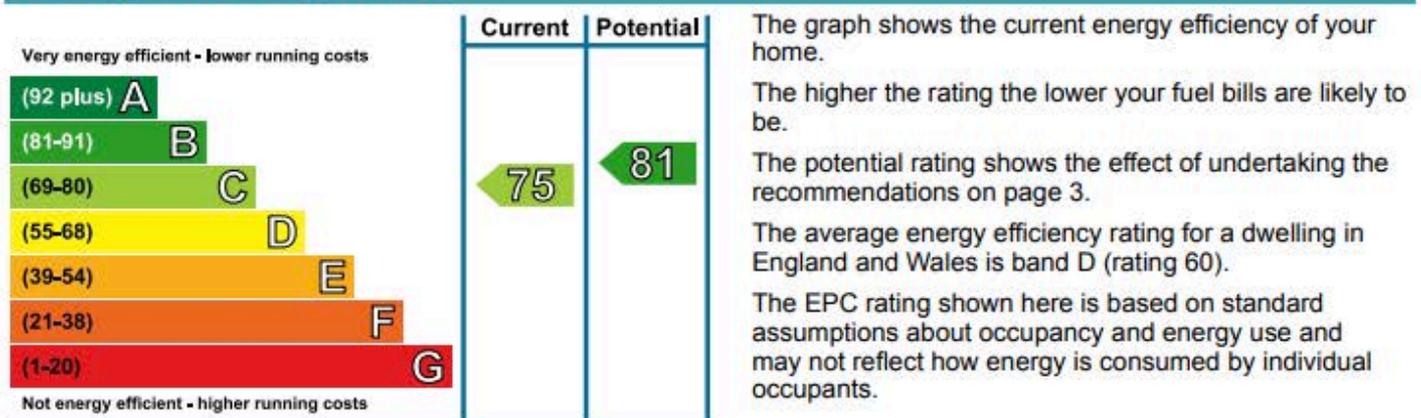
Estimated energy costs of dwelling for 3 years:	£ 1,443
Over 3 years you could save	£ 363

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	
Heating	£ 630 over 3 years	£ 537 over 3 years	
Hot Water	£ 645 over 3 years	£ 375 over 3 years	
Totals	£ 1,443	£ 1,080	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Fan assisted storage heaters and dual immersion cylinder	£600 - £800	£ 363

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone **0800 444202**. The Green Deal may enable you to make your home warmer and cheaper to run.