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11 Heritage Court, Magdalene Street, Glastonbury, BA6 9ER

£120,000 - Leasehold

Located in the heart of town and overlooking the rear communal gardens is this spacious and well presented one double bedroom ground floor flat with privately owned patio, forming part of a purpose-built retirement complex for the over 55's. Comprises a hallway, living room with doors onto the patio, kitchen, double 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.

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COMMUNAL ENTRANCE
The property is located on the ground floor and is accessed via a secure telephone entry system.

ENTRANCE HALL
Doors to living room, kitchen, bedroom and shower room. Airing cupboard housing hot water tank and fitted shelving. Wall mounted electrical consumer unit.

LIVING ROOM
15' 5 max" x 19' 0 max" (4.7m x 5.79m)
Double glazed window to rear overlooking the communal gardens. Double glazed sliding doors onto the balcony. TV and telephone points. Fitted shelving and storage cupboards. Wall mounted electric heater. Coved ceiling.

KITCHEN
9' 10" x 6' 7" (3m x 2.01m)
Fitted with a range of wall, base and drawer units with display cabinets and slate effect work surfaces over. Inset stainless steel twin sink and drainer unit with mixer tap over. Integrated four ring induction hob with cooker hood over. Integrated electric oven. Integrated fridge freezer. Integrated slimline dishwasher. Integrated washing machine. Tiling to splash prone areas. Vinyl flooring. Coved ceiling. Dual aspect with double glazed windows to front and side.

BEDROOM
10' 0" x 13' 10" (3.05m x 4.22m)
Dual aspect with double glazed obscured window to front and double glazed window to rear overlooking the communal gardens. Wall mounted electric heater. Coved ceiling. Built-in bedroom furniture including wardrobe, storage cupboard and dresser. TV and telephone points.

Call us TODAY for a FREE, NO obligation consultation.

SHOWER ROOM
Fitted with a modern four piece white suite comprising a low level WC, vanity unit with inset wash basin, bidet and step in shower cubicle with electric shower over. Tiling to splash prone areas. Vinyl flooring. Wall mounted heated towel rail. Extractor fan. Coved ceiling. Double glazed obscured window to side.

OUTSIDE
The property benefits from a privately owned raised patio seating area which is enclosed with railings. There are steps and a gate leading to the communal gardens.

COMMUNAL FACILITIES
There is a communal lounge, communal gardens, laundry room and guest suite for those wishing to have friends and relatives to stay.

AMENITIES & 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, two 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.

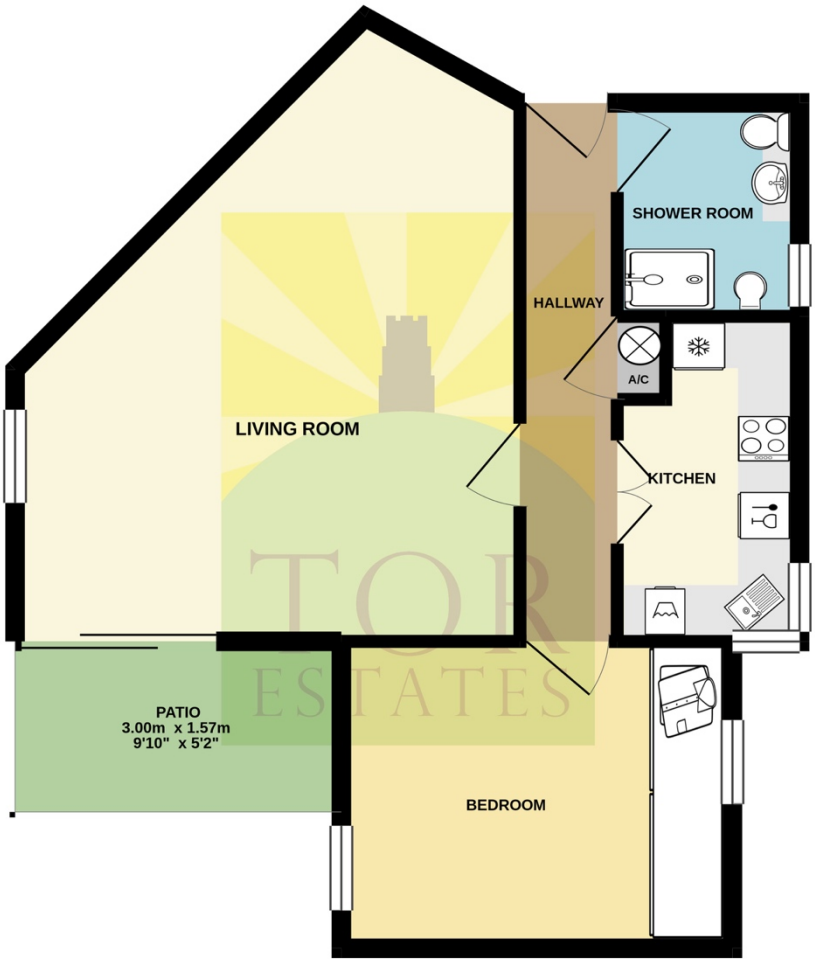
PROPERTY INFORMATION:

TENURE:	Leasehold
SERVICES:	Mains connected electric, drainage & water (metered)
LOCAL AUTHORITY:	Mendip District Council. Tax Band B.
LENGTH OF LEASE:	100 years from 29th Septmber 1986
MANAGEMENT COMPANY:	Heritage Court Management Ltd
SERVICE/MAINTENANCE CHARGE:	£1,999 per annum
CHARGE INCLUDES:	Buildings Insurance and Ground Rent
FREEHOLDER:	Heritage Court Management
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 best mortgage product available to you. Please call us to arrange a free consultation.
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE
PHONE: 01458 888020 – OPTION 3

GROUND FLOOR



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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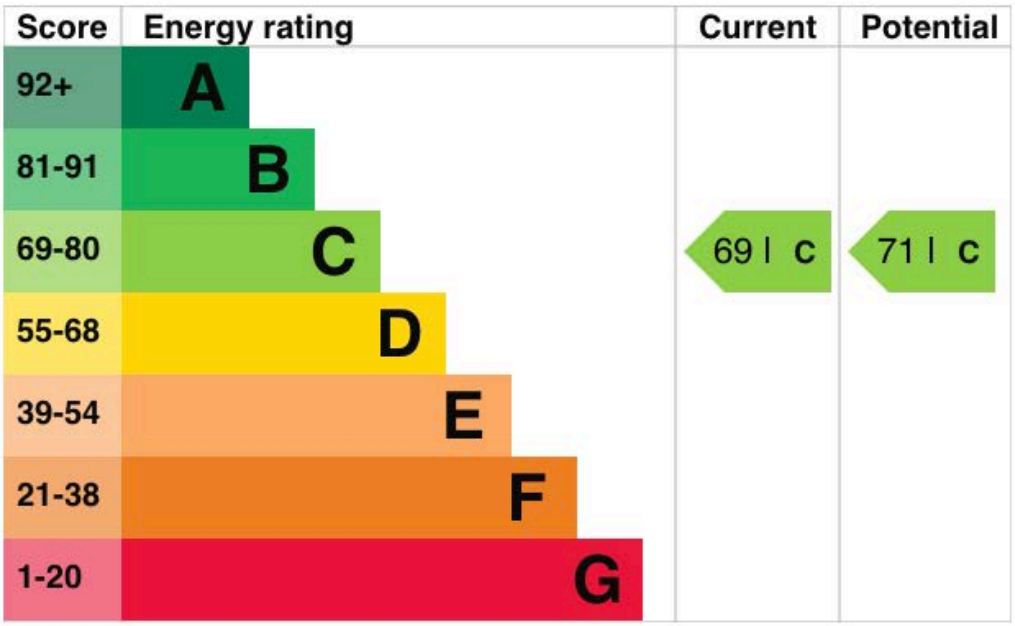

Disclaimer: We, the agents have not tested any apparatus, equipment, fitting or services for this property. Interested parties should therefore satisfy themselves as to the condition of any such item considered material to the purchase. Any leasehold details quoted have not been checked and any interested party should consult their own solicitor for verification