



Cavendish Lodge | Glastonbury | BA6 9FD

LEASEHOLD

£126,000

PROPERTY SUMMARY

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A one double bedroom apartment with wonderful views, forming part of this purpose built, retirement complex, designed for the over 60's & conveniently positioned to the towns amenities & historical Abbey Grounds has come to the market. Situated on the first floor and boasting views over the attractive communal gardens, an early viewing is essential. NO ONWARD CHAIN.

Cavendish Lodge Entrance

A secure intercom system to enter the building. Number 14 is located on the first floor with a stair and lift system available.

Entrance Hall

Door leading to shower room, lounge /diner and bedroom. Storage cupboard.

Bedroom

14'2 x 9'11 (4.32m x 3.02m)

Heater. Built in wardrobe. UPVC double glazed window, overlooking the garden.

Lounge/Diner

18'5 x 14'11 (5.61m x 4.55m)

Heater. Feature fireplace. A Juliette balcony overlooking the garden. Storage cupboard. Door leading to kitchen.

Kitchen

8'4 x 6'9 (2.54m x 2.06m)

A range of wall, drawer and base units with work surfaces over. Integrated electric oven, induction hob and cooker hood over. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Integrated fridge. Space for freezer.

Shower Room

Double walk in shower. Low level WC and wash hand basin with storage under. Tiling to splash prone areas. Extractor fan. Heated towel rail.



Situated On The First Floor

One Double Bedroom

Spacious Living Room

Kitchen

Shower Room

Over 60's Retirement Development

Residents Lounge With Grand Piano

Attractive Landscaped Communal Gardens

Lift and Stairs Facility To All Floors

NO ONWARD CHAIN



INTERESTED IN THIS PROPERTY

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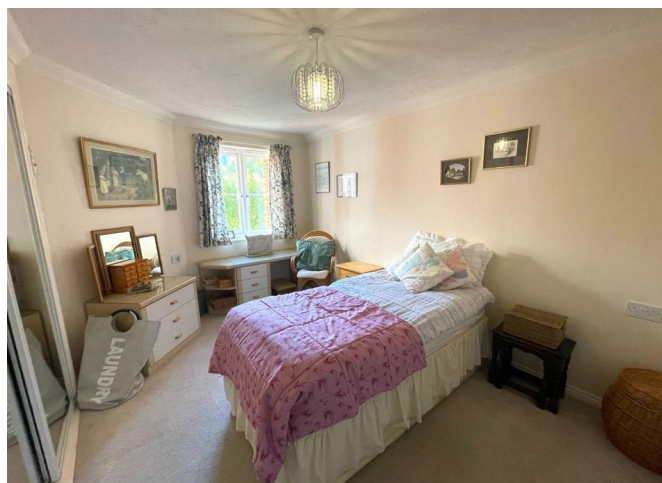
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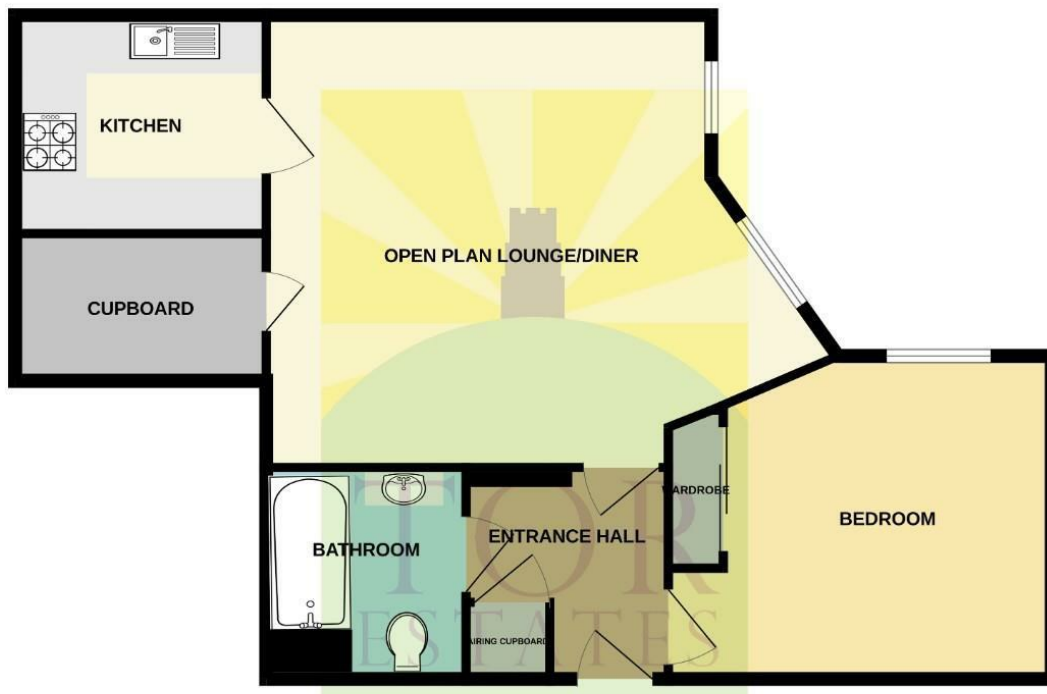
Purchasers Note

Cavendish Lodge offers residents a communal lounge complete with a grand piano and is used for many social gatherings and events. Offering comfortable and safe living with a stairs and lift system to all floors. There is a laundry room with communal laundry facilities and a double guest suite (en-suite) on the first floor which can be booked via the lodge manager. The lodge manager is present in the building, each day from 9am-4pm. If help is required in their absence, each apartment has a Smart Call device system which is a 24 hour service. There are attractive communal gardens to be enjoyed also.
Service/Maintenance Charge: £2,354.00 per annum
Ground Rent: £330.00 per annum

Disclaimer

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GROUND FLOOR



14 CAVENDISH LODGE, MAGDALENE STREET, GLASTONBURY, BA6 9FD

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



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