



15 Heritage Court | Magdalene Street | BA6 9ER

LEASEHOLD

£116,000



## PROPERTY SUMMARY

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A one bedroom second floor apartment in a central location, available to the over 55's has come to the market. The property comprises of a 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.

### ENTRANCE HALL

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

### LOUNGE/DINER

26'6" x 15'5" (8.08 x 4.7)

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

Over 55s Residential Apartment  
One Double Bedroom  
Convenient Town Centre Location  
Electric Heating  
Communal Gardens  
On Site Warden  
Lift Access  
Separate Option For Allocated Parking



## INTERESTED IN THIS PROPERTY

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## MORTGAGE ADVICE

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Your property may be repossessed if you do not keep up repayments on your mortgage



## KITCHEN

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

A new, modern fitted kitchen with wall, drawer and base units with solid work surfaces over. Inset sink with mixer tap over. Integrated fridge/freezer. Double electric oven with electric induction hob with cooker hood over. Double glazed corner window to rear and side of the development.

## BEDROOM

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

A dual aspect room with UPVC double glazed windows to both sides of the development, affording a view over the communal gardens to be enjoyed. Wall mounted electric heater. Television and telephone points.

## SHOWER ROOM

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

A newly fitted shower room comprising of a glass shower cubicle with electric shower, low level WC and sink with storage cupboard. Tiling to splash prone areas. Wall mounted heated towel rail. Wood effect flooring. Obscure UPVC double glazed window to rear.

## OUTSIDE

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

## PURCHASERS NOTE

Vendor is currently purchasing a new extended lease.

Annual Management Charge £1,960 Per Annum. Buildings Insurance and Ground Rent Included.



FLAT 15, HERITAGE COURT, MAGDALENE STREET, GLASTONBURY, BA6 9ER  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	68
(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		
England & Wales	EU Directive 2002/91/EC	



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