

6 Coachmans Yard | Glastonbury | BA6 9QG

LEASEHOLD

£169,950

## PROPERTY SUMMARY

2  1  1  C 

Located in the heart of Glastonbury is this well presented two bedroom second floor apartment. The property comprises an entrance hall, open plan lounge/kitchen/diner, two bedrooms and a bathroom. Externally the property benefits from an allocated off road parking space. An internal viewing is highly recommended.

### Communal Entrance

Communal entrance door to front with secure telephone entry system. Stairs to the top floor and main entrance to the property.

### Entrance Hall

Doors to open plan lounge/kitchen/diner. Doors leading to bedroom one, two and bathroom. Electric storage heater, Wall mounted electrical consumer unit. Double storage cupboard housing the hot water tank. Space and plumbing for a washing machine.

### Open Plan Lounge/Kitchen/Diner

17'3 x 18'11 (5.26m x 5.77m)

This spacious room is briefly laid out as below.

### Kitchen

Fitted with a range of wall, drawer and base unit with work surfaces over. Stainless steel sink with drainer and mixer tap over. Integrated four ring electric hob with cooker hood over. Integrated electric oven. Integrated fridge/freezer. Integrated slimline dishwasher. Breakfast bar.

### Lounge/Diner

Wall mounted electric storage heater. Two double glazed windows to front.

### Bedroom One

12'10 x 12'11 (3.91m x 3.94m)

Built in wardrobes. Wall mounted electric heater. Double glazed window to rear.



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PROPERTY

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## **Bedroom Two**

13'8 x 7'9 (4.17m x 2.36m)

Wall mounted electric heater. Double glazed window to rear.

## **Bathroom**

Fitted with a white suite comprising low level WC, pedestal wash hand basin and panelled bath with mains connected shower over. Fully tiled walls. Heater towel rail. Wall mounted electric heater. Extractor fan.

## **Outside**

The property benefits from an allocated parking space for one vehicle, located at the rear of the property.

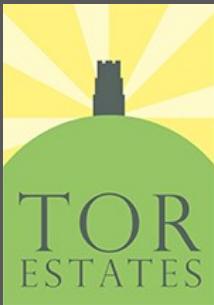
## **Purchasers Note**

979 years remaining on the lease.

£1,145.00 per annum for the Management Charge and £150.00 per annum for Ground Rent.

## **Disclaimer**

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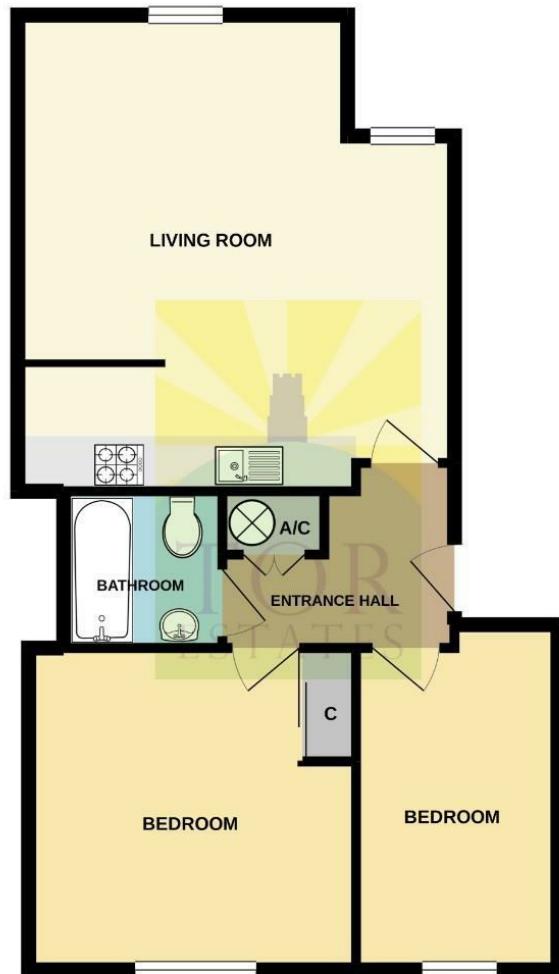
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### Energy Efficiency Rating

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

