

£169,950

At a glance...



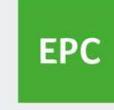
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holland  
&odam

11 The Cross  
Street  
Somerset  
BA16 0AP

TO VIEW

3 Farm Road, Street,  
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



## Directions

From the town centre proceed in an easterly direction passing The Bear Inn on the right. On reaching the mini-roundabout take the first exit into Glaston Road. The Cross will be found on the left hand side.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Leasehold  
Length of Lease 999 years from 01/01/2008  
Service/Maintenance Charges £978.23 per annum  
Ground Rent £200 per annum



## Location

The apartment is located within a short walk of the town's High Street with its good range of shops, Clarks HQ, Millfield School, banks and restaurants, the complex of shopping outlets in Clarks Village, Strode College and Strode Theatre. The historic town of Glastonbury is 2 miles and the Cathedral City of Wells is 8 miles. Access to the M5 motorway (junction 23) is 12 miles whilst Bristol, Bath, Taunton and Yeovil are approximately 32 miles, 30 miles, 26 miles and 15 miles respectively.

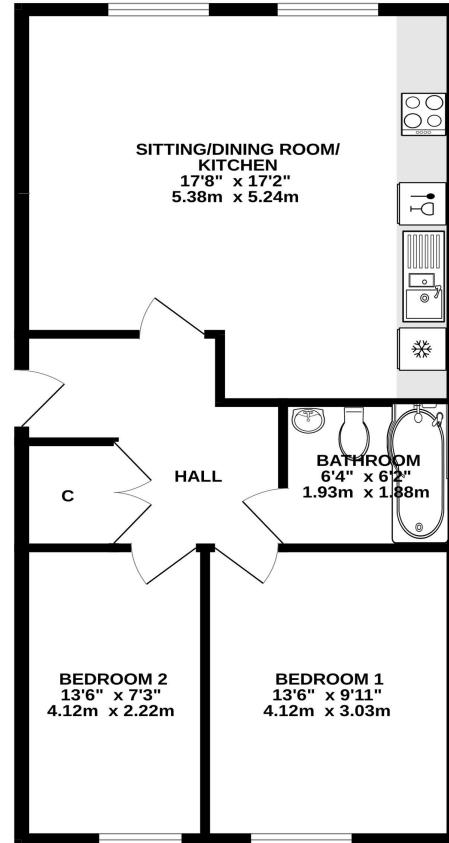
## Insight

We are pleased to bring to market this well appointed two bedroom apartment within a highly desirable development at 'The Cross'. The apartment enjoys modern open-plan living accommodation and is set within a short walk of Millfield School and the town centre amenities.

- An ideal opportunity for first-time buyers or as a buy-to-let investment.
- Located within a sought-after development of modern apartments in a central town position.
- Enjoying a spacious open-plan living area which is light and airy and ideal for a range of furniture.
- The kitchen is fitted with a range of wall, base and drawer units, an integrated dishwasher and fridge freezer, together with a built-in oven and hob and plumbing for washing machine.
- Affording two double bedrooms both of which are serviced by the family bathroom comprising bath with shower over, wash basin and WC.
- Benefiting from one allocated off-road parking space for convenient resident parking



FIRST 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 sales 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**

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