



£125,000

At a glance...



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**holland
& odam**

Flat 14, Heritage Court
Magdalene Street
Glastonbury
Somerset
BA6 9ER

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

On entering Glastonbury from Street/Bridgwater (A39) at the Wirral Park roundabout (B & Q on the left) take the third exit into Street Road. Continue, passing Morrisons Supermarket on the left, and at the mini-roundabout turn left into Magdalene Street. After approximately 150 metres the entrance to Heritage Court will be found on the left opposite the car park for the Abbey Ruins. The communal door to the building is located around 50 meters on the left.

Services

Mains electricity, gas, water and drainage are connected. Electric storage heaters

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Estate/Management Charges TBC
Length of Lease TBC
Service/Maintenance Charges £TBC
Ground Rent £TBC



Location

Heritage Court is a purpose built complex for the over 55s located in the centre of Glastonbury within easy walking distance of all amenities. Renowned for historic and mythical associations with the famous Tor and Abbey Ruins, Glastonbury is 6 miles from the Cathedral City of Wells and some 2 miles from Street which has more comprehensive facilities including Strode Theatre and the complex of shopping outlets in Clarks Village.

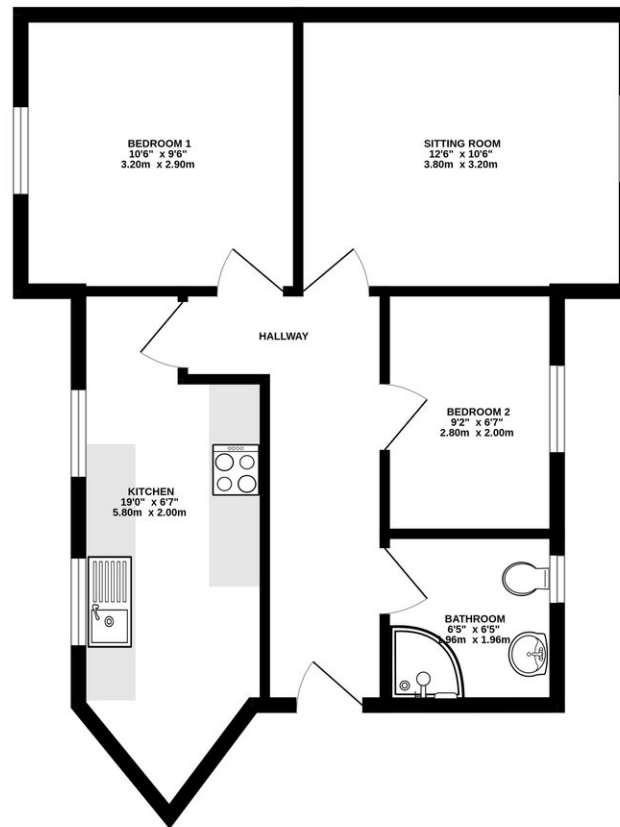
Insight

Situated in a peaceful, select development just off the town centre, this two-bedroom first-floor retirement flat is offered with no onward chain. The well proportioned accommodation includes a sitting/dining room, kitchen, two bedrooms and a family bathroom. Allocated parking can be found a short walk from the property.

- Situated in a desirable retirement development just off the town centre, offering both convenience and a tranquil setting.
- Purpose-built for residents aged 55 and over.
- From the secure communal entrance, both a lift and stairs lead to the first and second floors. On the first floor, a door leads into the property.
- The entrance hall leads to two well proportioned bedrooms, one of which is a generous double accommodating a bed with freestanding furniture. Both bedrooms are serviced by a family shower room.
- The kitchen has been fitted with a range of modern, shaker style wall and base units with space for appliances.
- Completing the accommodation is a the sitting/dining room which has a large window flooding the room with plenty of natural light.
- Residents of Heritage Court further benefit from an on-site warden, day room, guest suite, and communal gardens.
- An allocated parking space for one vehicle can be found a short walk away.



GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.1 sq.m.) approx.

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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