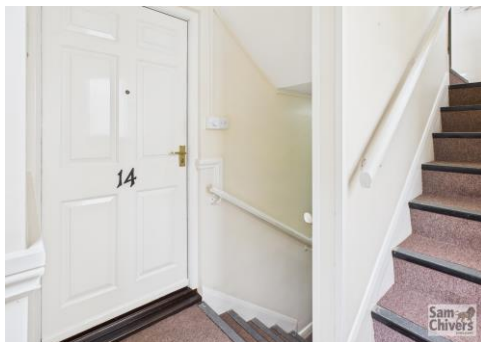




- A smart one bedroom apartment within Stanley Court
- Suitable for those aged 55 and over only
- Handily placed for access to the High Street and its services
- Communal, maintained gardens at the rear
- No onward sales chain
-

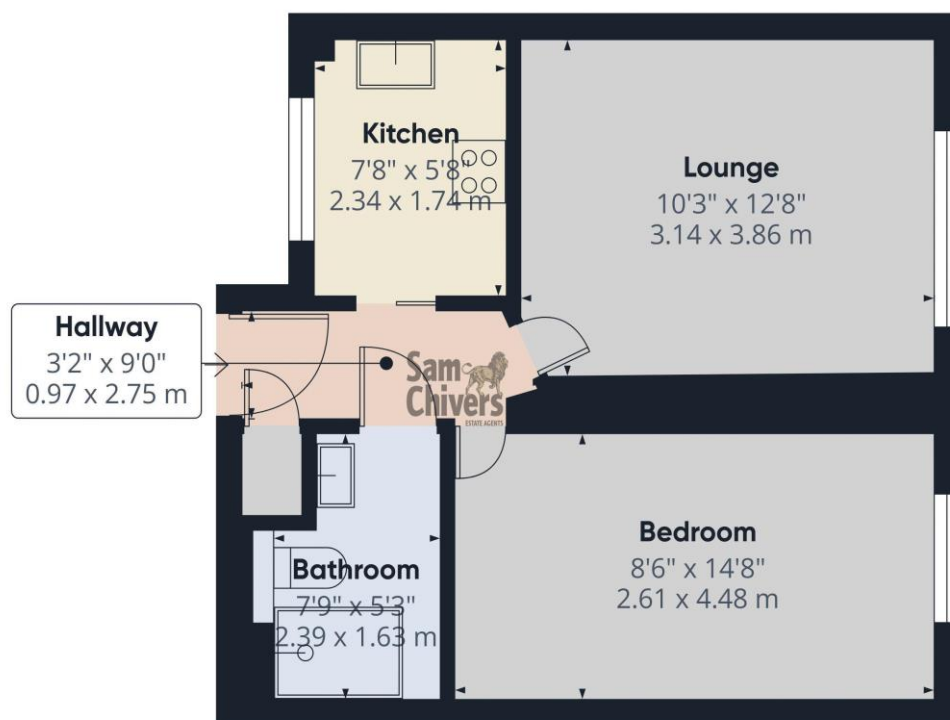


"If you need to be close to the town and all its services for convenience without the need for a car, then Stanley Court could be an option for you.' This one bedroom first floor apartment is for over 55's and is a stones throw away from Midsomer Norton town centre. The property is well presented and has a communal entrance with a handful of steps up to its own private front door. On entering the flat there is a hallway with airing cupboard and doors to all rooms. The lounge is lovely and bright, the kitchen is compact and well fitted and there is a generous sized bedroom. A shower room completes the accommodation. The property has electric heating and is double glazed. The development has communal gardens and also benefits from a communal day room which has a good community spirit. The property is Leasehold and is sold with the remainder of its 125 year lease formed in 1991 and is subject to an annual service charge of £2623.05 payable to First Port Management Co. There is also ground rent of - £92. Stanley Court is situated in the town of Midsomer Norton High Street which has a range of shops, chemists, a doctors surgery, public transport and much more. It is a very convenient location.

Tenure: Leasehold

Council Tax Band: A





Approximate total area⁽¹⁾
373 ft²
34.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
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81-91	B		
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55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.