



Flat 4, 65 High Street, Shepton Mallet, BA4 5AQ

welcome to

Flat 4, High Street, Shepton Mallet

A beautifully proportioned one-bedroom first floor flat within a newly converted Grade II Listed building in the heart of Shepton Mallet Conservation Area. Retaining charming period features and offering secure gated parking, this characterful home is ideal for first-time buyers, investors alike.





Communal Entrance

Entrance Hall

Living Accommodation

16' 10" x 17' (5.13m x 5.18m)

Kitchen

Bathroom

5' 7" x 6' 8" (1.70m x 2.03m)

Bedroom

11' 2" x 14' 5" (3.40m x 4.39m)

Outside

Gated Parking

Lease Information

Date : 19 January 2018
Term : 125 years from and including 19 January 2018 and to and including 18 January 2143
Annual Ground Rent: £250
Annual Service Charge: £2200

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Flat 4, High Street, Shepton Mallet

- First-Floor Apartment * Prime location near Shepton Mallet Town Centre
- High Ceilings * Sash Windows with Shutters * Ornate Fireplaces & Ceiling Cornicing
- Spacious Living Room ** Open-Plan Modern Kitchen with Integrated Appliances
- Generous Double Bedroom with Period Features
- Contemporary Bathroom with Shower Over Bath
- Remote-Controlled Gated Access to Allocated Parking
- Ideal for First-Time Buyers or Investors

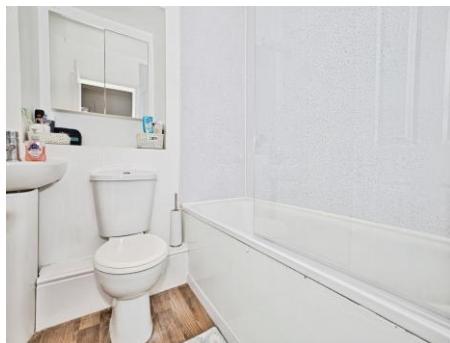
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2200.00

Ground Rent: 250.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price **£125,000**



view this property online allenandharris.co.uk/Property/WEL106170

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
WEL106170 - 0006



Please note the marker reflects the postcode not the actual property



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