



Court Ash, Yeovil, Somerset

A super modern apartment lying in the very heart of Yeovil and representing an ideal first-time buy or investment opportunity. Open aspect to the church.

Guide Price
£149,950
Leasehold



Court Ash, Yeovil, Somerset, BA20 1HG

- Super Apprtment
 - First Floor
- Town Centre Location
 - Parking
- Ideal First Time Buy
- Great Rental Opportunity
- Internal Viewng Advised
 - Rare Opportunity
- 125 Year Lease from 2015
- Ground Rent £339.84 pa / Service Charge £1560 pa

Viewing strictly by appointment
Symonds & Sampson
01935 423526





A superb 2 double bedroom first-floor apartment lying in the very heart of Yeovil and benefitting from a parking space, whilst enjoying a pleasant open aspect towards the church.

The property, which also lies within walking distance of both Leonardo and Yeovil Hospital, therefore represents an excellent investment opportunity and early viewing is very much advised.

The apartment, which has electric heating and UPVC double glazing, is arranged in more detail as follows:

The entry door with an intercom system leads to the reception hall, which has both a staircase and a lift to the first floor.

An entry door leads to the reception hall having an entry phone and a very good size double utility cupboard with a washing machine fitted.

The kitchen/living room is very much the feature of this property being a very good size having two windows overlooking the front of the property with an open aspect to towards the church.

The kitchen area has a comprehensive range of units with marble-effect worktops with timber effect doors with stainless steel door furniture. Fitted appliances include a four-ring hob unit, stainless steel oven, splash-back fridge/freezer and dishwasher. There is a great range of base units with drawers and cupboards under and wall cupboards.

Both the bedrooms are doubles with the largest having a double wardrobe, whilst the bathroom is luxuriously appointed being fully tiled with a white contemporary suite.

Outside

To the rear of the property is parking for one vehicle.

Agents Note

We believe this is an excellent first-time buy or investment opportunity. Having spoken to our lettings team they believe the apartment to date will rent for circa £850 pcm giving a yearly rent of £10,200 a return of 6.8% if offering the full guide price.

Services

Communal Areas:

- Five person state-of-the-art lift, with independent phone

link.

- Secure front and rear doors
- Carpeting to all communal and stair areas
- Secure private parking and garaging (allocated to apartments)
- Designated bin and recycling area
- Post boxes and mail lobby (Ground Floor Entrance)
- Cycle store
- Purchaser-controlled service and management company. (Court Ash House Management Company Limited)
- Hot water and gas supply (Communal)

Directions

What 3 words: [///frog.grapes.fuzzy](http://frog.grapes.fuzzy)

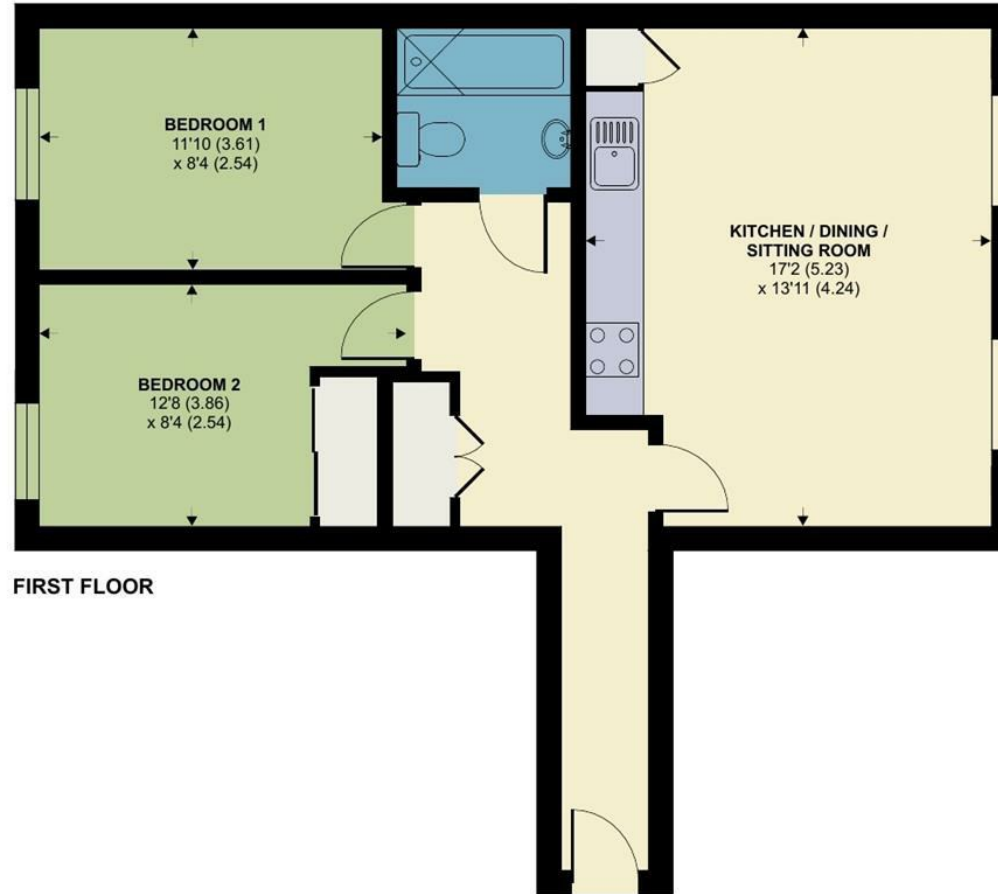
Leasehold Info

Remaining Years on Lease - 117
 Service Charge £1560
 Ground Rent £339.84
 Ground Rent renewal date - Every 5 years

Court Ash House, Court Ash, Yeovil

Approximate Area = 599 sq ft / 55.6 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	60
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

YEO/JS/11.04.2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1106548



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