

COURT
ASH
HOUSE

18 Court Ash

Yeovil

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Yeovil
BA20 1HG



- Super Third Floor Apartment
 - 2 Double Bedrooms
- Great Investment Opportunity
 - No Onward Chain
 - Lift Access
- Allocated Parking Space
- Town Centre Location
- Viewing Advised

Guide Price £134,950

Leasehold

Yeovil Sales
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THE DWELLING

A third-floor apartment lying in a popular residential development in the heart of Yeovil is offered for sale with no onward chain and enjoys lovely views across to the church.

ACCOMMODATION

The property has electric heating, and double glazing and comprises a communal entrance hall with a lift and staircase rising to the third floor. An entrance door leads to the hall having an entry phone, and a utility cupboard with an automatic washing machine.

A good size kitchen/living room has two windows to the front and a comprehensive range of black marble effect worktops with timber effect doors with stainless steel door furniture. Fitted appliances include a four ring hob, stainless steel oven with hood, dishwasher and fridge/freezer and a number of wall cupboards.

There are two double bedrooms overlooking the rear and a bathroom with a white suite.

OUTSIDE

To the rear of the property is parking for 1 vehicle.

SITUATION

Yeovil offers a wide range of excellent shopping, business and cultural facilities; there are many supermarkets, schools from primary through to secondary and Yeovil College within easy reach. Regular bus services run within the town also serving nearby villages and neighbouring towns. A mainline railway station will be found at Yeovil Junction, good road links to the A30, A303 and A37 are all close by. The M5 junction 25 is approximately 20 miles away and the South Coast approximately 25 miles.

DIRECTIONS

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

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)

MATERIAL INFORMATION

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 7.3% if offering the full guide price.

Remaining Years on Lease - 117

Service Charge £1560

Ground Rent £339.84

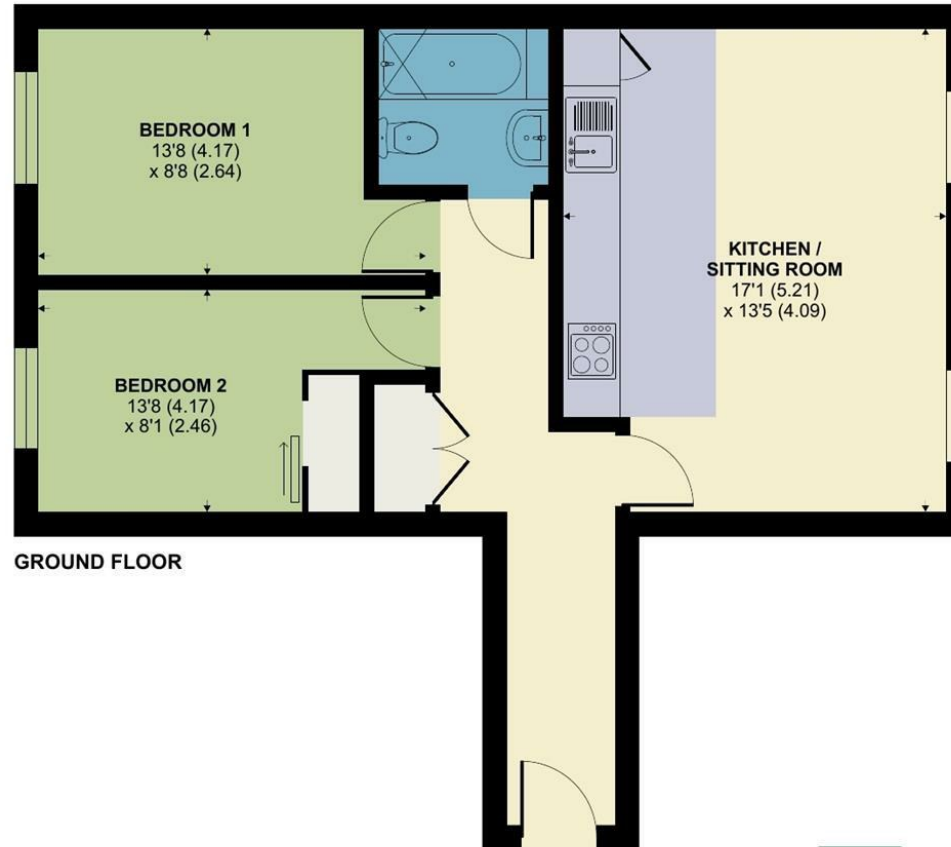
Ground Rent renewal date - Every 5 years



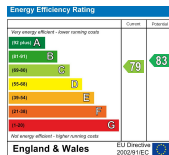
Court Ash, Yeovil

Approximate Area = 586 sq ft / 54.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1192680



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