



2 Heritage Court Magdalene Street | Glastonbury | BA6 9ER Leasehold £135,000

PROPERTY SUMMARY



Located opposite the historic Abbey grounds in the heart of town with wonderful views is this spacious and well presented one double bedroom first floor flat with balcony, forming part of a purpose-built retirement complex for the over 55's. Comprises a hallway, lounge/diner with balcony, kitchen, double bedroom and bathroom. Residents of Heritage Court further benefit from an on-site warden, day room, guest suite, communal gardens and lift access. There is also the option for off road allocated parking, which can be arranged directly with the management company.

Entrance Hall

Doors leading to bathroom, kitchen, bedroom and lounge/diner.

Bathroom

Newly fitted bathroom. Walk in shower. Low level WC. Wash hand basin. Sink with built in storage under. Wall to ceiling tiling. Wall mounted heater. Shaving point. UPVC double glazed obscure window to side.

Kitchen

9'11x6'6 (3.02mx1.98m)

Fitted kitchen with draw and base units with work surfaces over. Double sink with drainer and mixer tap over. Integrated oven, induction hob. Space for fridge/freezer. Space and plumbing for washing machine. Dual aspect UPVC double glazed windows to front and side with views over Glastonbury Abbey.

Bedroom

11'9x9'10 (3.58mx3.00m)

Storage heater. Fitted wardrobe. UPVC double glazed window with views of Glastonbury Abbey.

Lounge/Diner

15'3x19'11 (4.65mx6.07m)

Storage heater. UPVC double glazed sliding doors leading on to veranda.

Veranda

Perfect space for relaxing and taking in the views over Magdalene Street and the Abbey grounds.



Purpose- Built Block Of Retirement Flats

One Double Bedroom

Kitchen

Lounge/Diner

Bathroom

Veranda

Located On The Second Floor

For The Over 55's

Presented Well Throughout

Located Opposite The Historic Grounds



**INTERESTED IN THIS
PROPERTY**

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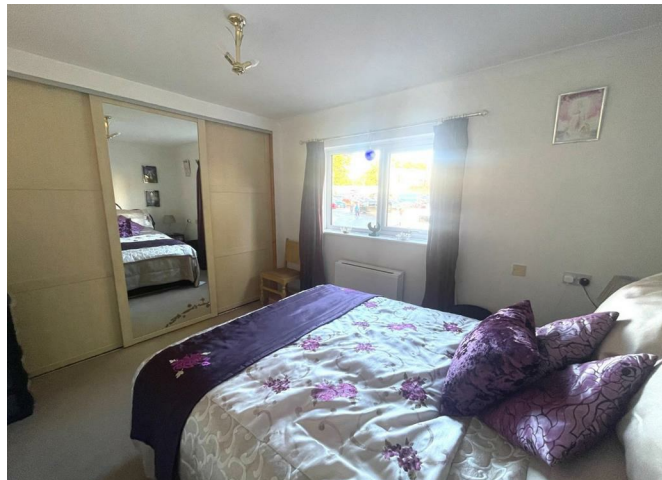
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Your property may be repossessed if you do not keep up repayments on your mortgage



Glastonbury Ammenities

The historic market town of Glastonbury boasts a variety of unique local shops in the High Street, with its very own 8th century Abbey and 14th century Tor. Glastonbury provides the usual small town facilities including a selection of schools, catering for infants through to secondary education, churches, supermarkets, a library, two doctors' surgeries and a local hospital. Street, just 2 miles away is a thriving mid Somerset town famous as the home of Millfield School, Clarks Shoes and more recently Clarks Village shopping centre complementing the High Street shopping facilities. The Cathedral City of Wells is 6 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) some 15 miles distance. Bristol, Bath, Taunton and Yeovil are all within commuting distance. At Castle Cary mainline trains run to London Paddington

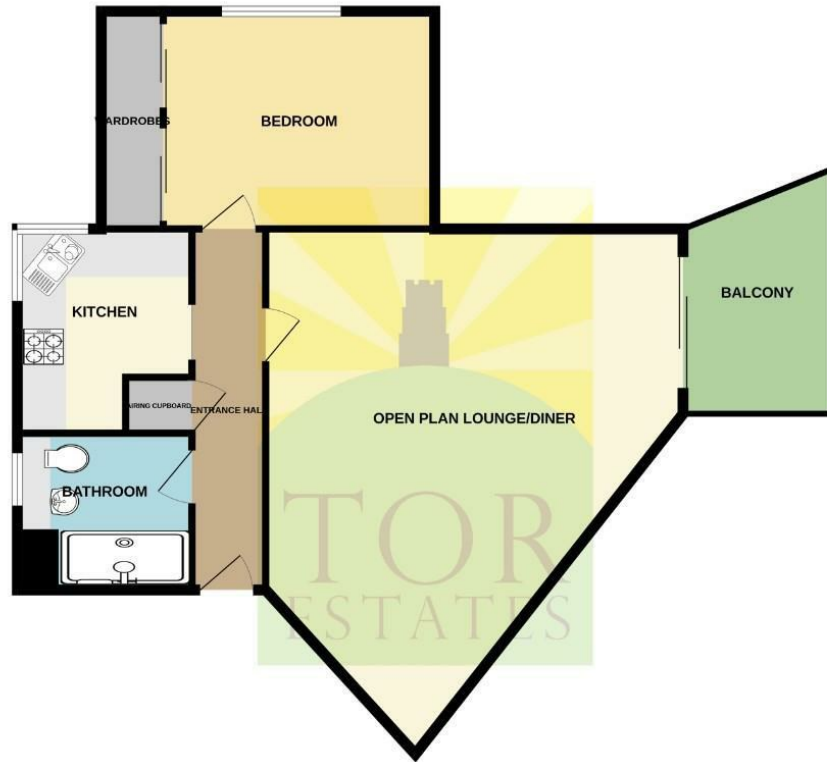
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Purchasers Note

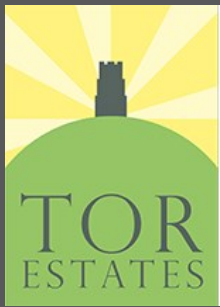
152 years remaining on the lease.
£2,401.16 per year for the service charge, this includes ground rent and buildings insurance.

GROUND FLOOR



2 HERITAGE COURT, MAGDALENE STREET, GLASTONBURY, BA6 9ER

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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

