

11 Heritage Court Glastonbury BA6 9ER

LEASEHOLD

£125,000

PROPERTY SUMMARY



Located in the heart of town and overlooking the rear communal gardens in this well presented one double bedroom ground floor flat with privately owned patio, forming part of a purpose-built retirement complex for the over 55's. Comprises a hallway, living room with doors on to the patio, kitchen, bedroom and shower room. An early viewing is highly recommended.

Communal Entrance

The property is located on the ground floor and is accessed via a secure telephone entry system.

Entrance Hall

Doors to living room, kitchen, bedroom and shower room. Airing cupboard housing hot water tank and fitted shelving. Wall mounted electrical consumer unit.

Lounge/Diner

15'5 x 19 (4.70m x 5.79m)

UPVC double glazed window to rear overlooking the communal garden. Double glazed sliding doors onto balcony. Fitted shelving and storage cupboard. Wall mounted electric heater.

Kitchen

9'10 x 6'7 (3.00m x 2.01m)

Fitted with a range of wall, drawer and base units with display cabinets and slate effect work surfaces over. Inset stainless steel sink and drainer with mixer tap over. Tiling to splash prone areas. Integrated four ring induction hob with cooker hood over. Integrated electric oven. Integrated fridge/freezer. Integrated slimline dishwasher. Integrated washing machine. Dual aspect UPVC double glazed window to front and side.

Bedroom

9'10 x 6'7 (3.00m x 2.01m)

Dual aspect UPVC double glazed obscure window to front and UPVC double glazed window to rear overlooking the communal gardens. Wall mounted electric heater. Built in wardrobe, storage cupboard and dresser.



Ground Floor Apartment

Over 55s Residential Apartment

Convenient Town Centre Location

Electric Heating

Kitchen

Lounge/Diner

Shower Room

Private Patio Area

Lift Access

Separate Option For Allocated Parking



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PROPERTY**
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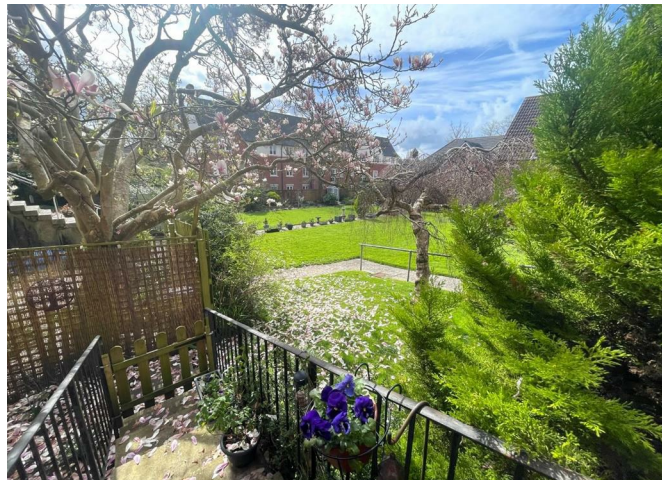
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Shower Room

Fitted with a modern four piece white suite comprising a low level WC, vanity unit with inset wash basin, bidet and shower cubicle with electric shower over. Tiling to splash prone areas. Wall mounted heated towel rail. Extractor fan. UPVC double glazed obscure window to side.

Outside

The property benefits from a privately owned raised patio seating area which is enclosed with railings. There are steps and a gate leading to the communal gardens.

Communal Facilities

There is a communal lounge, communal gardens, laundry room and guest suite for those wishing to have friends and family stay.

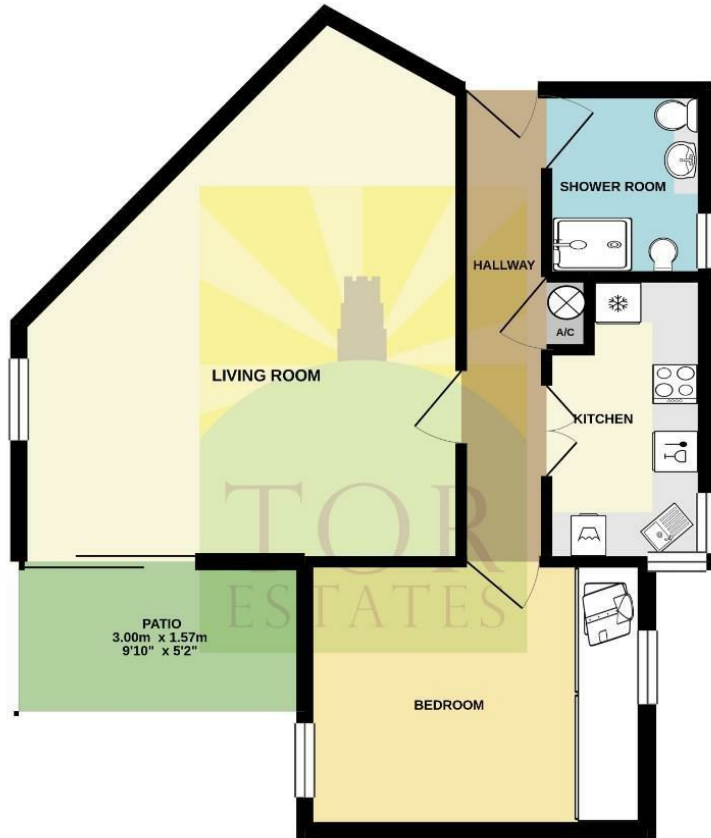
Purchasers Note

There is 151 years left on the lease. Annual Management Charge £2,580.00 Per Annum. Buildings Insurance.

Disclaimer

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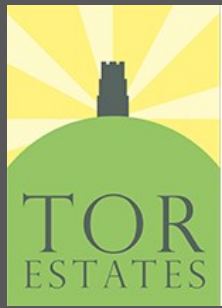
GROUND FLOOR



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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to 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		68
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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01458 888020

20 High Street
Glastonbury
BA6 9DU

73 High Street
Street
BA16 0EG

www.torestates.co.uk

info@torestates.co.uk
lettings@torestates.co.uk
mortgages@torestates.co.uk

