

Magdalene Street | Glastonbury | BA6 9ER

LEASEHOLD

£85,000

## PROPERTY SUMMARY

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A one bedroom first floor apartment in a central location, available to the over 55's has come to the market with NO onward chain. The property comprises of a entrance hall, living room, kitchen, bedroom and bathroom. Residents of Heritage Court further benefit from an on-site warden, day room, guest suite, communal gardens and lift access. A Viewing is highly recommended.



### Entrance Hall

Airing cupboard. Doors leading to kitchen, bedroom and bathroom.

### Bathroom

Low level WC, wash hand basin and panelled bath with shower over. Electric heater. Shaving point. Double glazed obscure window.

### Kitchen

9'10 x '4'11 (3.00m x '1.50m)

A range of wall, drawer and base units with laminate work surface over. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Integrated electric oven, electric hob and cooker hood over. Space for an upright fridge/freezer. Space and plumbing for washing machine. Double glazed obscure window.

### Living Room

18'5 x 15'3 (5.61m x 4.65m)

Built in storage cupboard. Electric heater. Two double glazed windows.

### Bedroom

22'6 x 8'7 (6.86m x 2.62m)

Electric heater. Triple aspect double glazed windows with views towards Glastonbury Abbey.

### Outside

The property benefits from the use of landscaped communal gardens. If required a parking space is at an added cost (permit).

Over 55s Residential Apartment

One Double Bedroom

Living Room

Kitchen

Electric Heating

Communal Gardens

Views Towards Glastonbury Abbey

On Site Warden

Lift Access

Separate Option For Allocated Parking





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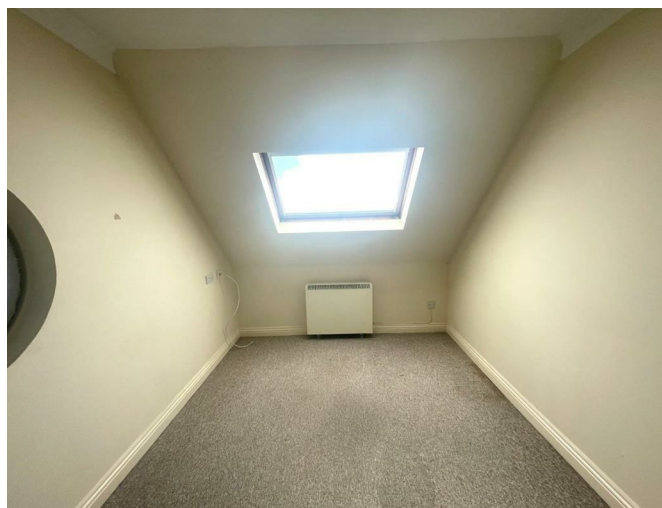
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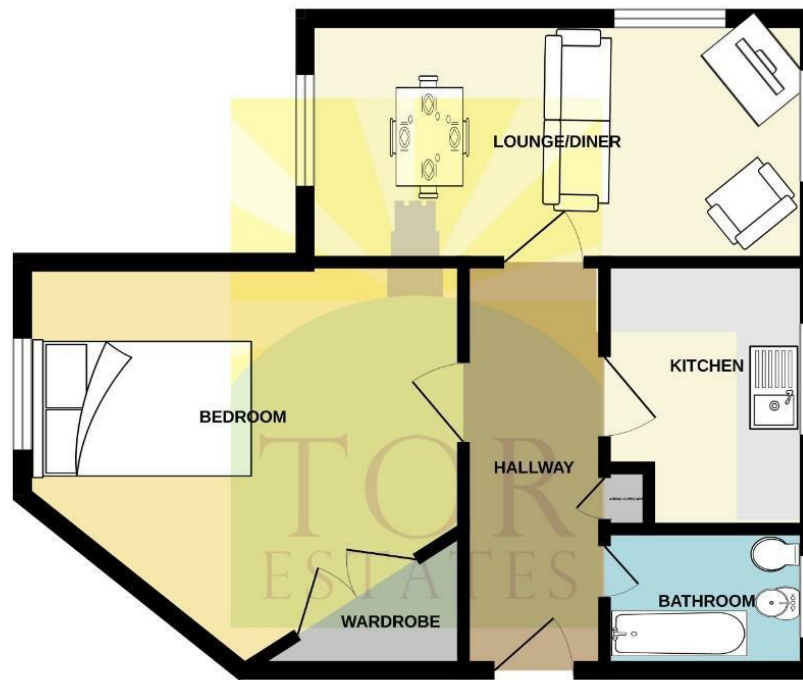
## Purchasers Note

There is 150 years remaining on the lease. There is a annual maintenance charge of £2,880.00. The flats are secure with visitor entry via the intercom with Piper Line 24 hour emergency contact coverage connected. Warden controlled. Heritage Court also provides a communal sitting/meeting room, guest accommodation suite with laundry facility.

## Disclaimer

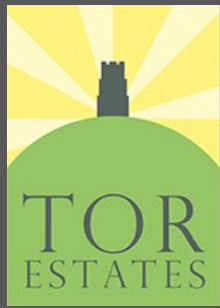
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## GROUND FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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