



Castle Hill Lane, Mere

Guide Price £115,000

The Old Shipyard, Castle Hill Lane, Mere, Wiltshire, BA12 6JB

- No Forward Chain
- Recently Modernised Throughout
- Extended Lease Length
- Open Plan Sitting/Dining Area
- EPC: D

LOCATION

The historic small town of Mere is located adjacent to the A303 and nestles beneath the South Wiltshire Downs. Mere's town centre provides an excellent range of services and facilities to cater for most everyday requirements including a Co-op convenience store, post office, electrical retailer, hairdressers, restaurants, public houses, primary school, church, butcher, pharmacy, Doctor's surgery and library. The nearby town of Gillingham (3 miles) has a mainline railway station serving London Waterloo as well as several supermarkets including a Waitrose and an Asda.

DESCRIPTION

A well presented one bedroom ground floor flat situated in the heart of Mere. The property has been recently updated to include new carpets, redecorated throughout and a modern kitchen and bathroom suite.

The property is offered for sale with no forward chain, and has the added benefit of a recently extended lease, offering an ideal first-time buy or an investment property.



The property is entered via a communal hallway to the door to the flat. The door opens into the open plan sitting/dining room, with windows to the front and side aspect giving plenty of natural light.

The kitchen is at the rear of the property which has fitted wall and base units, a sink with a drainer, oven with electric hob, and spaces for a washing machine and a fridge.

Adjacent to the kitchen is the bedroom which is a double bedroom, with large windows to the rear and side giving more natural light to the space.

The bathroom is fitted with a modern suite which comprises a panelled bath with a shower over, a low-level WC and a vanity unit hand wash basin.





OUTSIDE

The property sits in a communal ground which has patio area to the front and rear.

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

TENURE

Leasehold. Remaining Lease: 171 Years
Current Annual Service Charge: £911 P.A.
Peppercorn Ground Rent

SERVICES

Mains Services are connected. Electric Heating.

COUNCIL TAX

Wiltshire Council Tax Band A.

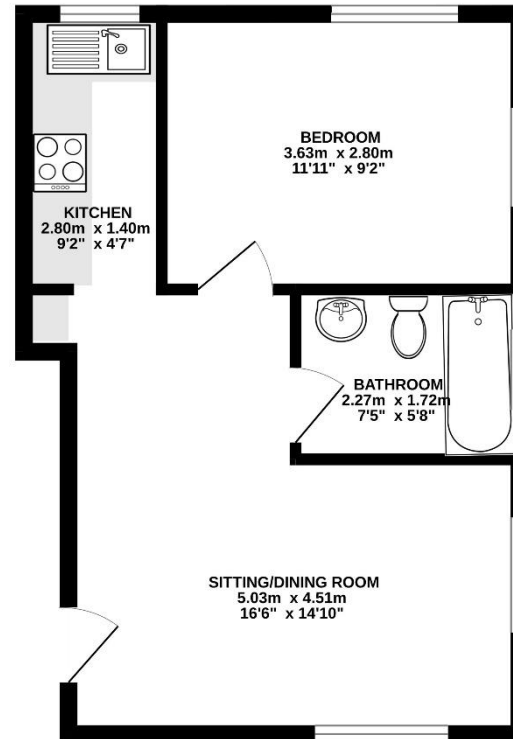
VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.
01747 213106 www.boatwrights.co.uk





GROUND FLOOR
35.0 sq.m. (377 sq.ft.) approx.



TOTAL FLOOR AREA : 35.0 sq.m. (377 sq.ft.) approx.

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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