



Old Sarum House, Park Road, Yeovil, BA20 1DR

Guide Price £89,000
LEASEHOLD

A one bedroom top floor flat set in a central position offering easy access to Leonardo's, the hospital, shop & dine with ease. The flat is well presented. Gas Central Heating. Flat also benefits from secure intercom entry. The flat provides a good opportunity for First Time Buyer(s) & Investor(s).

 **LACEYS**
YEOVIL LTD



12-14 Hendford, Yeovil, Somerset BA20 1TE
Tel: 01935 425115 Email: info@laceysyeovil.co.uk

Flat 8, Old Sarum House, Park Road, Yeovil, BA21 1DR

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

ACCOMMODATION

The **ACCOMMODATION** comprises

Front door to:

Entrance Hall

Laminate flooring. Built in cupboard housing Glow Worm combi boiler. Doors to lounge/kitchen. Bedroom and bathroom.

Kitchen 3.45m (11'4") x 2.34m (7'8")

Comprising inset stainless steel, single drainer, single sink unit with mixer tap, tiled surround and rolled top worksurfaces with cupboards and drawers below. Built in oven and hob with extractor hood over. Recess for washing machine with plumbing in place. Recess for under counter fridge and freezer. Wall mounted cupboards. Laminate flooring. Inset ceiling spotlights. Doors to Juliet balcony. Sash window with rear aspect.

Lounge 3.65m (12'0") x 3.58m (11'9")

Radiator. TV point. Laminate flooring. Two sash windows with rear and side aspects.

Bedroom 3.48m (11'5") x 3.28 (10'9")

Radiator. Hatch to roof space. Sash window with side aspect.

Bathroom 2.13m (7'0") x 2.01m (6'7")

White suite comprising bath with mixer tap, shower attachments and tiled surround. Pedestal washbasin. Low flush WC. Radiator. Extractor fan. Vinyl flooring. Frosted window with rear aspect.

Material Information

EPC Rating = C

Council Tax Banding = A

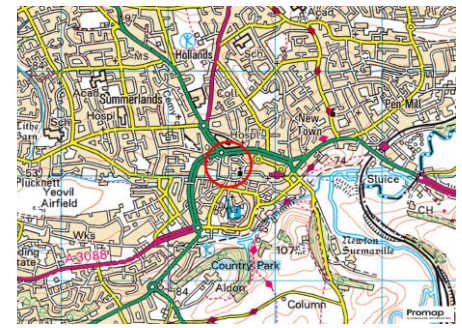
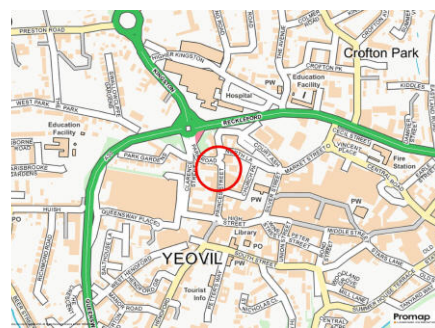
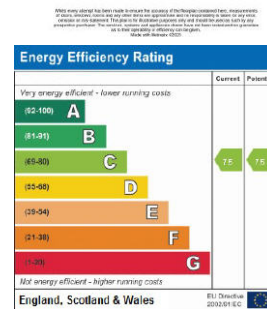
Lease length is 999 years (less three days) from and including 26 October 2007.

The service charge for the current financial period 1st January 2023 to 31st December 2023 is £2801.88.

The proposed service charge for 2024 is £1572 p/a, the budget has reduced due to removal of the provision of £10,847 which was included in 2023 for replacement windows.



GROUND FLOOR



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Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans

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