



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

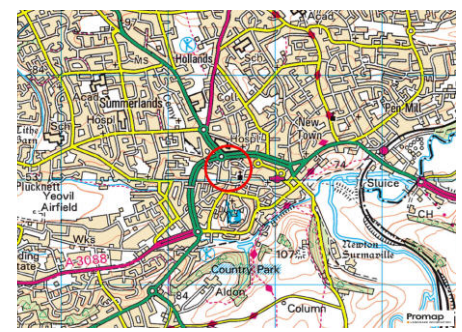
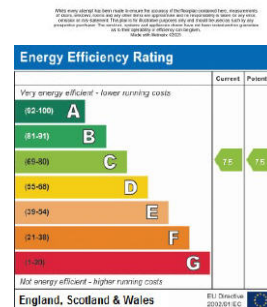
Lease length is 999 years (less three days) from and including 26 October 2007.

The proposed service charge for 2024 is £1572 p/a,

Please note that the property is located above commercial premises.



GROUND FLOOR



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Please Note

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Photographs / Floor Plans

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