



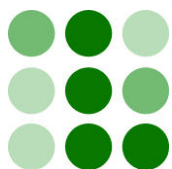
Queensway Court, Queensway Place, Yeovil,  
Somerset, BA20 1DU

Guide Price £120,000  
Leasehold

**This newly decorated spacious ground floor apartment is situated in a most convenient town centre location and is offered for sale with no forward chain. The accommodation includes an entrance hallway, sitting room, modern fitted kitchen with appliances, two bedrooms and a shower room. Outside there is an allocated parking space.**

 **LACEYS  
YEOVIL LTD**





3 Queensway Court, Queensway Place, Yeovil,  
Somerset, BA20 1DU



- Centrally Located Ground Floor Apartment
- Two Bedrooms
- Modern Fitted Kitchen With Appliances
- Sitting Room
- Shower Room
- Allocated Parking Space
- No Forward Chain
- Gas Central Heating

[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.primelocation.com](http://www.primelocation.com)  
[www.zoopla.co.uk](http://www.zoopla.co.uk)

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:

### Entrance Hallway

Upon entering the property you are greeted with an L-shaped entrance hallway with a useful coat cupboard. Doors open to the sitting room, shower room and both bedrooms. There is a radiator, two ceiling light points and a video/intercom entry handset.

### Sitting Room 4.70m x 2.92m (15'5" x 9'7")

A sociable space with a double glazed window overlooking the rear of the building. An opening leads to the kitchen. There is a radiator and a ceiling light point.

### Kitchen 2.74m x 2.11m (9'0" x 6'11")

Fitted with a good selection of wall, base and drawer units with work surfaces above. There is a built in fridge/freezer, electric oven with gas hob and extractor fan. There is also a washing machine with stainless steel sink and mixer tap above. Recessed spot lighting.

### Bedroom One 4.22m x 2.74m (13'10" x 9'0")

A double room with a radiator and a ceiling light point. A double glazed window overlooks the front of the property.

### Bedroom Two 3.02m x 3.02m (9'11" x 9'11")

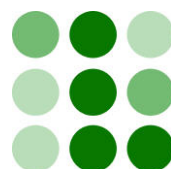
A small double room with a double glazed window overlooking the front of the property. There is a radiator and a ceiling light point.

### Shower Room

Fitted with a good size shower cubicle with thermostatically controlled shower, a pedestal wash basin and a low level WC. There is a chrome ladder style heated towel rail, extractor fan and a shaver point.

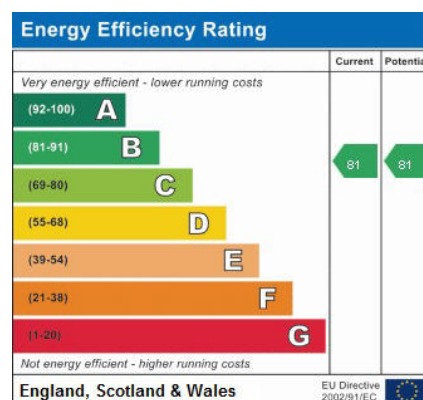
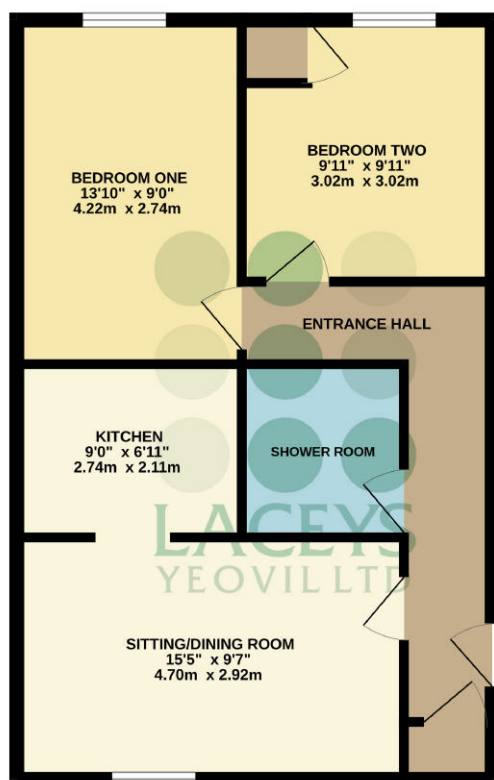
### Outside

Allocated parking space.



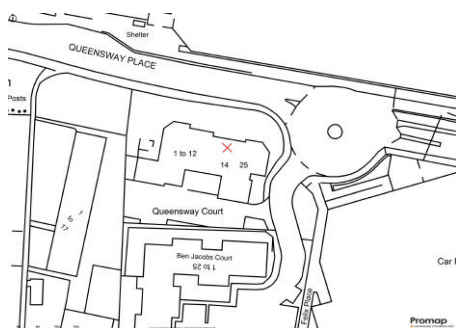


GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 sq.m.) 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.



## Please Note

**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

The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

## Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### Part A

- Council Tax Band - Band B
- Asking Price - Guide Price £120,000
- Tenure - Leasehold
- Lease length - Term 125 years from 1/1/2010. Current Ground Rent £302.86 (annual total)- £151.43 paid half yearly. We understand that the next review is 2028 (and every 5 years following this) and it will go upward only to RPI.
- Service Charge - We understand that the current monthly service charge is £188.56. This is reviewed annually.

### Part B

- Property Type - Ground Floor Flat
- Property Construction - Standard Construction
- Number And Types Of Rooms - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- Electricity Supply - Mains
- Water Supply - Mains- metered
- Sewerage - Mains
- Heating - Mains Gas Central Heating- Combination Boiler- Bedroom Two
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - One Allocated Space

### Part C

- Building Safety - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- Restrictions - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include; Parking space is limited to one private motor vehicle/motorcycle not exceeding 3 tonnes gross, no trailer, caravan, boat or similar to be parked anywhere on the estate. No vehicle maintenance is permitted. Property to be occupied as private residence by single household only with no selling or sub-letting of part only. If letting the property as a whole permission of the management company is required (permission not to be unreasonably withheld). No trade or business. No dog, cat or other animal or reptile shall be kept except without the prior written consent of the management company
- Rights and Easements -We're not aware of any significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.
- Flood Risk - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year less than 0.1%)
- Coastal Erosion Risk - N/A
- Planning Permission - No records on the Local Authority's website directly affecting the subject property.
- Accessibility/ Adaptations - N/A
- Coalfield Or Mining Area - N/A

Energy Performance Certificate (EPC Rating ) - B

### Other Disclosures

**We are advised that Queensway Court, being over 11m high, falls within scope of The Building Safety (Leaseholder Protections) (England) Regulations 2022. The Managing Agent of the block has supplied an EWS Review Report incorporating an EWS1 compliance form, which concludes "The fire risk is sufficiently low that no remedial works are required". We recommend that prior to committing to purchase the flat, advice is sought from the prospective purchaser's Conveyancer and Lender. Please note, some Conveyancers and Lenders may not wish to act.**

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 4th June 2024. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.