



The Arena, Yeovil, Somerset, BA20 1TH

£60,000
LEASEHOLD

This retirement apartment is conveniently located in the town centre, and benefits from being on the ground floor. With its own private entrance, it is a lovely private apartment and a great opportunity to live in a desirable retirement development of The Arena. Accommodation briefly comprises Bathroom, Kitchen, Lounge and Bedroom.

 **LACEYS**
YEOVIL LTD

2 The Arena, Yeovil, Somerset, BA20 1TH

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 **Agents** on **01935 425115**.

ACCOMMODATION

The **ACCOMMODATION** comprises

Front door from Communal entrance, down corridor to front door, which leads to:

Hallway

Doors to Kitchen, Bathroom and Airing Cupboard. Storage heater. Ceiling light point.

Bathroom 2.36m (7' 8") x 1.79m (5' 10")

Obscured window. Low level WC. Wash hand basin with unit under. Tiling to splash prone areas. Double Shower. Shaver point with light.

Kitchen 3.02m (9' 10") x 1.77m (5' 9")

Range of base and wall units. Rolled edge work tops. Window to courtyard garden. 1 1/2 Bowl stainless steel sink unit with drainer. Tiling to splash prone areas. Space and plumbing for washing machine. Built in electric double oven. Built in electric hob with fan over. Ceiling light point. Archway to:

Lounge 4.61m (15' 1") max x 4.06m (13' 3") max

Window to Front. Feature electric fireplace. Ceiling light point. TV point. Two telephone points. Two wall uplights. Intercom. Storage heater. Door to hall.

Hallway

Door to outside (Hendford) and bedroom. Ceiling light point.

Bedroom 3.08m (10' 1") max x 4.07m (13' 4") max

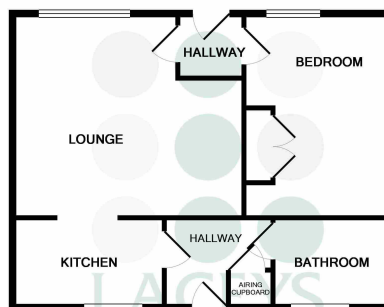
Window. Wall mounted panel heater. Ceiling light point. Built in wardrobe. TV Point. Telephone Point.

OUTSIDE

Communal garden area.

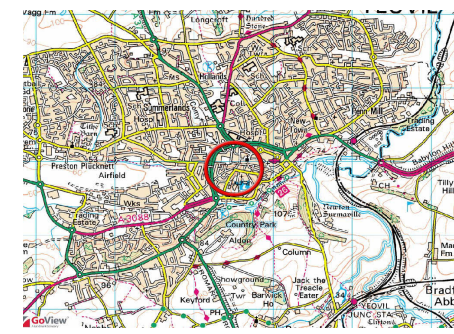
Agents Note

The vendors inform us that the lease is 125 years from 1st January 2005. There is a management charge of £171.77 monthly, and a ground rent of £250 annually.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EJ Drexler 200/51-EC	76 78



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Please Note

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