

FOR SALE



Seymour Court, Yeovil

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £110,000



MARTIN&CO



4 Seymour Court

- Gas Central Heating
- Off Road Parking
- Tenant in situ
- Current Rental Income £7500pa
- Service Charges £518pa
- Ground Rent £10pa
- Lease Remaining – 82 years

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Great investment purchase with long-term tenant in situ. First floor modern apartment with gas central heating, centrally located with 1 allocated off-road parking space. Tenant in situ with rental income of £7500pa, giving a gross yield of 7%. Hassle free investment - modern apartment with full maintenance history available.

ENTRANCE HALL White double glazed front door from first floor communal landing, leading into the apartment's central hallway. Black ceramic tiled flooring and white walls. Airing cupboard and radiator.

SITTING ROOM / KITCHEN 21' 3" x 10' 5" (6.5m x 3.2m) Spacious open-plan sitting room / dining room / kitchen. Double glazed window to the rear from the kitchen and double glazed doors opening to a Juliette balcony to the front. Grey laminate flooring and neutral walls with grey features. The kitchen benefits from modern high-gloss white fitted units with a black work surface. Integrated electric oven, hob, fridge-freezer, washing machine and extractor fan. Ceiling spot lights and radiator.

BEDROOM 10' 9" x 8' 2" (3.3m x 2.5m) Double bedroom with front aspect double glazed window. Neutral walls and carpet. Radiator.

BATHROOM Modern fitted bathroom with white suite of WC, fitted basin with cupboard beneath and corner bath with 'rain fall' shower above. Fixed screen, black tiled floor and walls. Chrome heated towel rail and ceiling spot lights. Double glazed window to the rear.

OUTSIDE To the rear of the apartment block is the carpark, with one allocated space for Flat 4.

Flat 4 Seymour Court, Monmouth Road, Yeovil, Somerset, BA21 5NT

Approximate Gross Internal Area = 38.4 sq m / 413 sq ft

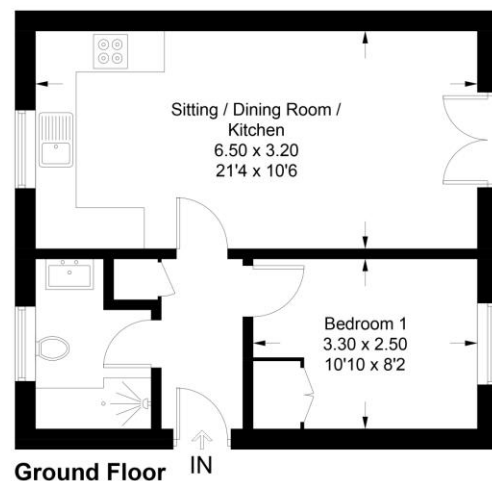


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (ID1023660)



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