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**1 Waterloo House, Lower Lane,
Shepton Mallet, BA4 5DL**



FOR SALE £85,000

Simon Heal Estate Agents are pleased to present this ground floor, modern purpose-built 1 bedroom apartment with double glazing, conveniently located for the town centre.

The flat is of modern open-plan design with a lounge/kitchen (with built-in oven and hob), a stylish bathroom with shower and 1 bedroom. Rental income for the property would currently be around £650 pcm.

AVAILABLE TO VIEW NOW, NO CHAIN!

ENTRANCE

Communal outer doors to both front and rear. Pavement-level at the front.

HALLWAY

Intercom handset, electric night storage heater, smoke alarm, airing cupboard with water tank.

LIVING ROOM/KITCHEN 16'6 x 11'8 (max)

Lounge Area

2 DG sash windows to the rear, night storage heater, TV/DAB/Satellite and phone points, RCD unit.



Kitchen Area

Stainless steel sink with a mixer tap, wall and base wood effect units with worktops, built-in electric oven and hob with extractor fan over, stainless steel splash back, plumbing for washing machine, space for fridge-freezer, kick fan heater, smoke alarm.



BEDROOM 16'6 x 9'0 (incl. wardrobe recess)

DG sash window to side, electric heater, TV and phone points.



BATHROOM 7'9 x 4'11

White suite comprising panelled bath with electric shower and anti-splash screen, pedestal wash basin and low level WC, walls partly tiled, wall mirror, shaver point, fan heater, extractor fan



OUTSIDE

Bike store and communal waste bins.

Agent Note

Viewing is strictly via:

Simon Heal Estate Agents on 01749 343111.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

All sizes are approximate, EPC = C

Lease: 125 years from March 2006

Ground rent: £200 p/a

Last service charge payment was £1107.98