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10 REGAL WAY
SHEPTON MALLET, BA4 5AA



FOR SALE £87,500

ATTENTION INVESTORS AND FIRST TIME BUYERS!

Simon Heal Estate Agents are pleased to present a much larger than average 1 bedroom 1st floor flat in a central location.

1 double bedroom, a very large lounge, kitchen/breakfast room with appliances and a bathroom with electric shower and bath.

Offered as vacant possession with no onward chain.

ENTRANCE

At the rear via outer door shared with No.12.

Personal door into the flat with skylight window, large storage ledge and stairs down into the living accommodation.

HALLWAY

L-shaped. Phone point.

LOUNGE

15'6 x 15'0

Window to the front. TV and phone points.



KITCHEN/DINING ROOM

14'0 x 7'3

Electric oven and hob, plumbing for washing machine, extractor fan, space for table. Under-stairs cupboard.



BEDROOM

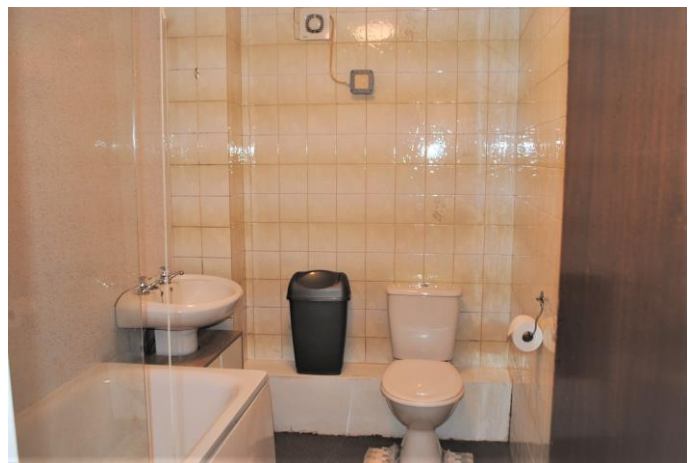
12'9 x 10'3

Window to the front. Phone point.



BATHROOM

Fully tiled. 3 piece suite. Extractor fan.



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 = E

The lease has 998 years from 9 April 2003.

The ground rent is £50 per annum split between flats 8, 10 and 12.

The buildings insurance is paid to the freeholder (Rayglow Securities). It's usually around £1,100 split between flats 8, 10 and 12.

There are no maintenance fees. Any repair costs are the responsibility of the leaseholder.