

**The Estate Office, Brook Hall, Evercreech BA4 6DP**  
**Telephone (01749) 343 111**  
**e-mail: joanna@simonheal.co.uk**

**5 WATERLOO HOUSE, LOWER LANE**  
**SHEPTON MALLET, BA4 5DL**



**FOR SALE   £124,950**

A modern, purpose-built 2-bedroom 1st floor apartment with double glazing and allocated parking, 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 bath and shower, 2 bedrooms. All **freshly decorated with new carpets**. The property is available now and offered with no onward chain complications! For investment buyers, the current rental value of the property is in the region of £850 per calendar month.

### ENTRANCE

Communal outer doors to both front and rear. From pavement-level at the front, down 1 storey. From the rear, up 1 storey.

### HALLWAY

Personal door into L-shaped hallway with entryphone handset and electric night storage heater, smoke alarm. Airing cupboard with water cylinder. Doors into:

### OPEN PLAN LOUNGE/KITCHEN

#### Lounge Area 17'10 x 11'10

Double glazed window to rear, electric night storage heater, TV point.



#### Kitchen Area 9'4 x 5'0

A range of wall and base kitchen cabinets with upstands and worktops, built-in electric oven and hob with extractor hood over, space and plumbing for washing machine, space for a fridge, stainless steel sink with a mixer tap, vinyl flooring.



#### BEDROOM 1 10'10 x 9'9

Double glazed window to rear, electric heater, TV and phone points.

#### BEDROOM 2 8'7 x 7'2

Double glazed window to rear, electric heater, phone point.

#### BATHROOM 6'7 x 6'6

White, 3-piece suite comprising panelled bath with electric shower and shower screen, wash basin and WC, wall tiling, extractor fan, electric fan heater, shaver point with light.



### OUTSIDE

To rear in the car park, there is a communal waste bin area and a bike store.

### AGENT'S NOTES

#### Leasehold details\*:

Lease: 125 years with 107 remaining

Ground rent: £200 p/a

Service charge: £2336.92

EPC= C

#### 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.

\*The Agent has not had a sight of the lease, all the leasehold information listed in this advert has been provided by the Vendor.