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**FLAT 27, VICTORIA COURT, STATION ROAD, CASTLE CARY,  
SOMERSET BA7 7NL**



**FOR SALE £145,000**

A modern, purpose-built 2-bedroom 1st floor apartment featuring double glazing, **allocated parking** and communal garden, conveniently located for the town centre. The flat is of modern design with lounge, kitchen/dinner (with built-in oven and hob), a stylish bathroom with a bath and shower, 2 bedrooms. 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 £950 per calendar month!**



### ENTRANCE

Communal entrance door, stairs to first floor and door into the property.

### ENTRANCE HALL

Airing cupboard with water cylinder, smoke alarm, carpeted flooring, access to loft, doors into:

### LOUNGE 13'8 x 11'7

Carpeted flooring, DG window to front, electric heater, TV point, telephone point, entrance into:



### KITCHEN /DINNER 13'8 x 7'4

Range of wall and base cabinets with worktops and tiled splashbacks, vinyl flooring, DG window to front and another to side, washing machine, dryer, built in oven/ electric hob and space for an under-counter fridge/freezer.



### BEDROOM 1 10'4 x 8'4

Carpeted flooring, electric heater, DG window to rear.

### BEDROOM 2 6'8 x 8'9

Carpeted flooring, electric heater, DG window to rear



### BATHROOM 6'11 x 5'0

3-piece suite comprising a bath with electric shower, low level WC and pedestal washbasin, vinyl flooring, DG window.

### OUTSIDE

To the front of the property, there is one allocated off-road parking space and additional space available for visitors to park. The communal gardens are predominantly laid to lawn and run along the back of the property and neighbouring flats.

#### Agent's Notes

The property is a leasehold.

**New lease to be extended to 125 years at the current owner cost.**

There is £150.00 annual ground rent

The last yearly service charge was £984.00

EPC = D

All sizes are approximate.

#### **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.