



**SimonHeal**  
ESTATE AGENTS

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

**11 WATERLOO HOUSE,  
SHEPTON MALLET, BA4 5DL**



**FOR SALE £89,950**

A modern, purpose-built 1 bedroom 4th floor flat (1 storey up from pavement level) 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, all pleasantly decorated and with carpets. **ATTENTION INVESTORS, TENANT IN SITU WITH ANNUAL YIELD OF APP. 9%!**



## ENTRANCE

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

## HALLWAY

Personal door into hallway with entryphone handset and electric night storage heater. Aring cupboard with tank.

## OPEN PLAN LIVING ROOM/KITCHEN

14'6 x 11'6

### Lounge Area

Double glazed windows to the rear, electric night storage heater, TV/DAB/Satellite and phone points.



### Kitchen Area

Stainless steel sink, wall and base units, laminated work surfaces, built-in electric oven and hob with extractor fan over, plumbing for washing machine, spotlights, smoke alarm.



## BEDROOM 1

16'6 (max) x 9'0

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

## BATHROOM

White suite comprising panelled bath with electric shower and anti-splash screen, wash basin and wc. Wall tiling. Extractor fan, electric fan heater, shaver point with light.



## OUTSIDE

Bike store and communal waste bins.

## Agent's Notes

EPC = C

**Sizes are approximate. Leasehold.**

**105 years remaining on the lease.**  
**Annual Service Charge - £1,557.92**  
**Annual Ground rent - £200**

**Viewing is strictly via Simon Heal Estate Agents on 01749343111.**

## 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.