



£145,000

At a glance...



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**holland
& odam**

21 Cavendish Lodge
Magdalene Street
Glastonbury
Somerset
BA6 9FD

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

On foot, from the town centre, proceed down the High Street and turn left into Magdalene Street. Continue for approximately 200 metres and turn right by the Catholic Church down the pedestrian access to Cavendish Lodge. Vehicle access can be gained by turning off the Street Road into Oriel Drive and then proceeding around the outside edge of Morrisons carpark, passing the petrol station, until you reach the parking for Cavendish Lodge.

Services

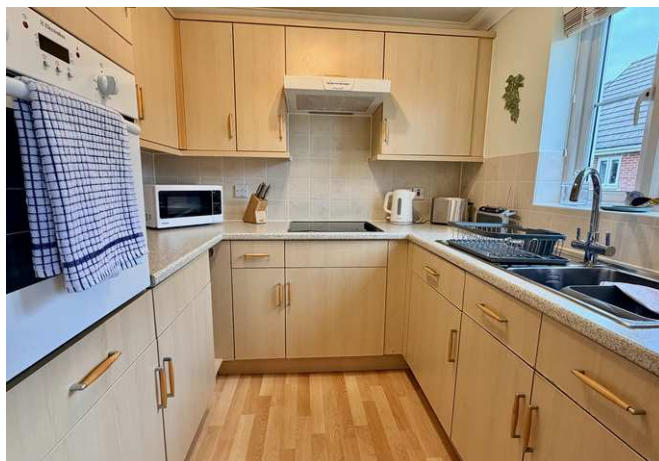
Mains electricity, water and drainage are connected. Updated independent electric heating. Water bills are included within management fees

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Service Charges £2669.38 PA
Length of Lease: 104 years remaining
Ground Rent £666.02 PA



Location

The apartment is conveniently situated for Morrisons Supermarket and the town centre with its good range of shops, restaurants, cafes, health centres and public houses. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and lies some 6 miles south of the Cathedral City of Wells. Street is 2 miles and offers more comprehensive facilities including Strode Theatre and the complex of shopping outlets in Clarks Village. The major centres of Bristol, Bath, Taunton and Yeovil are all within approximately one hour's commuting distance.

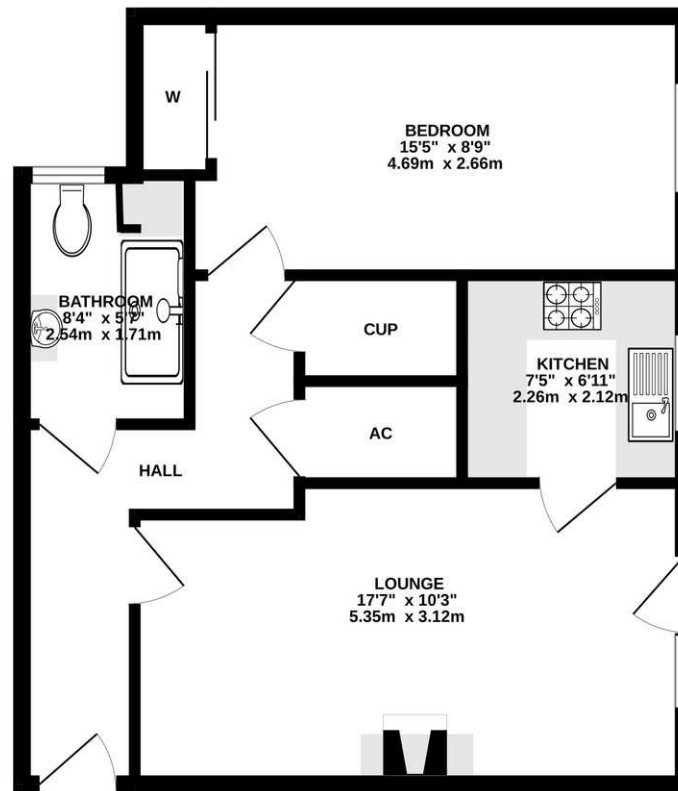
Insight

A well presented one bedroom first floor retirement apartment, offered with vacant possession and enjoying a private position to the rear of the building. Conveniently located close to the town centre and amenities, the property provides comfortable and manageable living. The accommodation includes a bright sitting room, fitted kitchen and modern shower room. Residents also benefit from a range of communal facilities and a secure, supported environment for those aged 60 and over.

- One bedroom first floor retirement apartment, positioned to the rear of the building, offering a quieter and more private setting within the development
- Offered with vacant possession, ideal for those looking for a straightforward purchase or to move without delay
- Bright and comfortable sitting room with Juliette balcony and access through to the kitchen, creating a practical and easy flowing layout
- Fitted kitchen with a range of units and integrated appliances including electric oven, hob, extractor, fridge and freezer
- Generous double bedroom with built-in mirrored wardrobe providing useful storage space
- Modern shower room fitted with a walk-in enclosure, vanity unit with inset basin, WC and electric heated towel rail
- Development benefits including lift access, communal lounge, guest suite, laundry room and a Careline system with 24 hour assistance for added peace of mind



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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