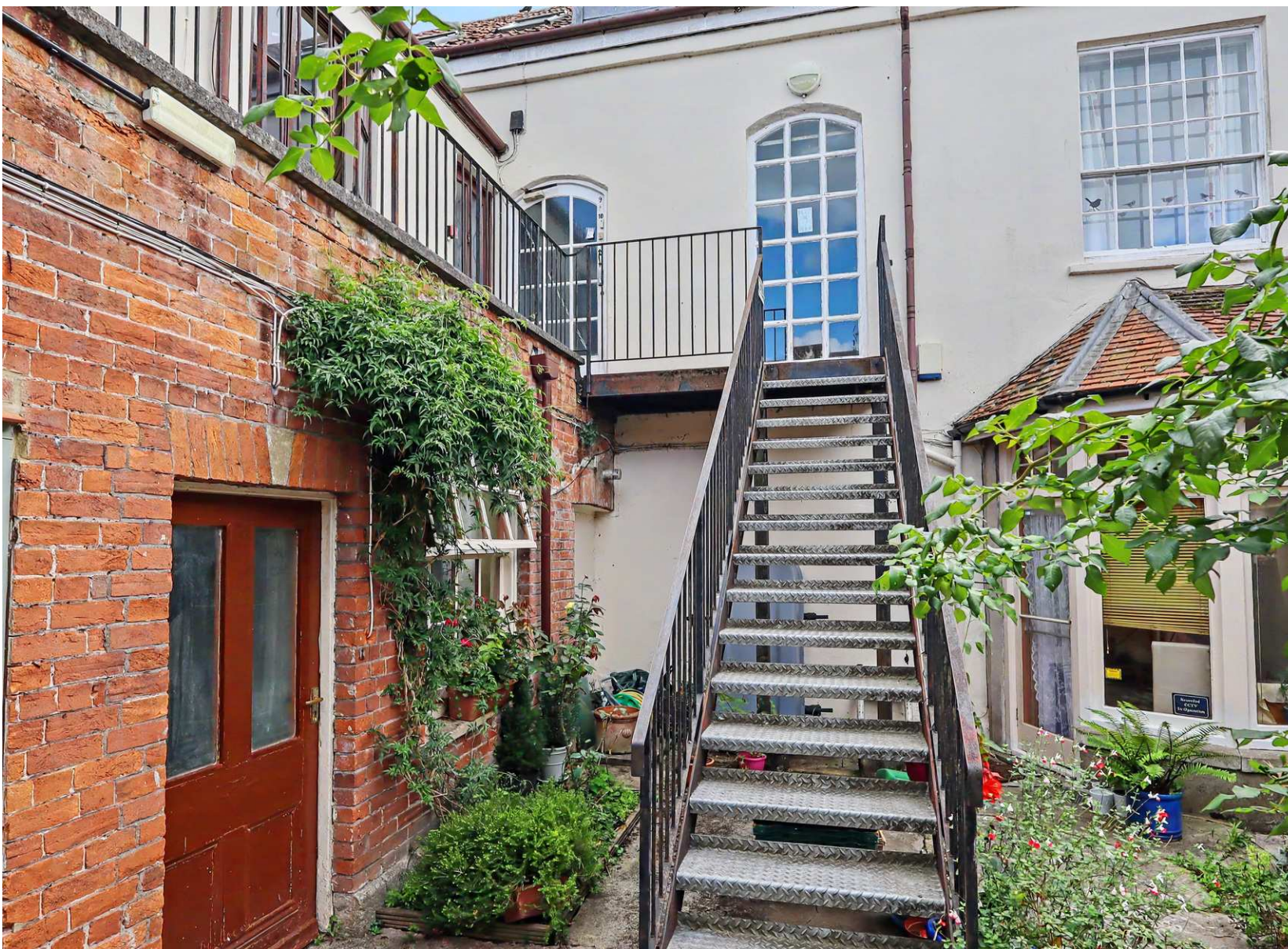




£195,000

At a glance...



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**holland
& odam**

Flat 10, St. Georges Court
The Archers Way
Glastonbury
Somerset
BA6 9JB

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

From Glastonbury town centre, proceed up the High Street and turn left into The Archers Way, shortly after passing St John's Church. Continue to the library, then turn left and left again into St George's Court, where an allocated parking space is provided for Flat 10. The apartment is approached through the communal garden via an external staircase leading to the entrance.

Services

Mains electricity, water and drainage are connected.
Electric room heaters

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease: 959 Years Remaining
Service/Maintenance Charges £1,014.16 PA
Ground Rent £40



Location

The property is conveniently located a stones throw from the High Street with its good range of shops, banks, supermarkets, 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 further comprehensive facilities including Strode Theatre, Strode College, both indoor and open air swimming pools and Clarks Village with its shopping outlets. Access to the M5 motorway can be gained at Junction 23 (Dunball) whilst Bristol, Bath, Taunton and Yeovil are all within an hours commuting distance.

Insight

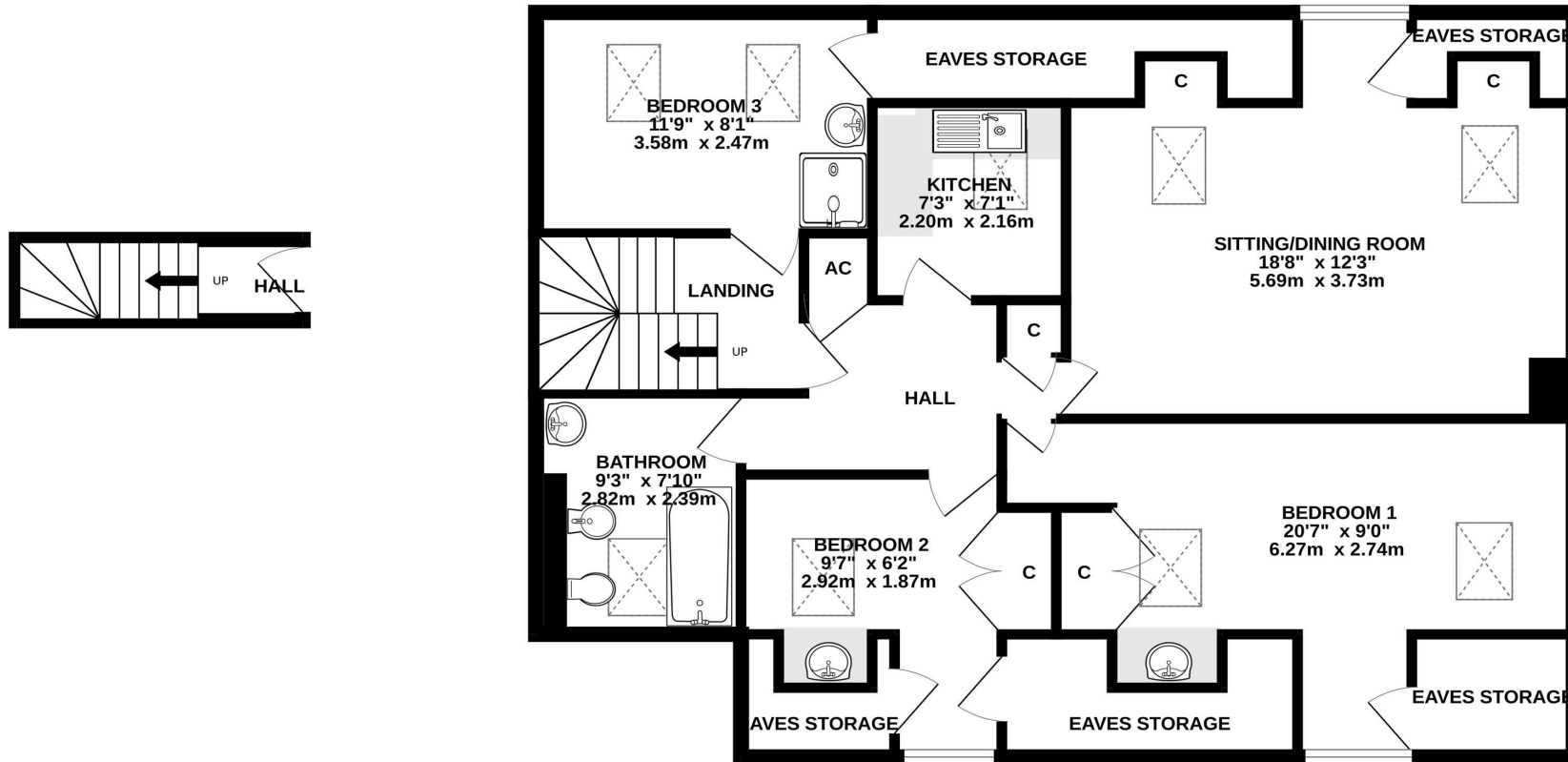
A spacious, light and airy three bedroom second floor apartment, enjoying a fantastic central position overlooking the bustling High Street. The generously proportioned accommodation offers excellent potential for modernisation, ideal for investors and first time buyers alike. Complete with communal gardens, designated parking and available with no onward chain.

- Spacious three bedroom second floor apartment, offering sizeable, light and airy accommodation throughout
- Fantastic central location, positioned on the bustling High Street and within easy reach of local shops, amenities and facilities
- Generous sitting room overlooking the High Street, with useful built-in storage incorporated within the eaves
- Separate kitchen providing a good-sized space, with plenty of scope for updating and modernisation
- Three well-proportioned bedrooms, with bedroom three benefitting from its own shower and bedrooms one and two having fitted wash basins
- In need of some modernisation throughout, presenting an excellent opportunity for a purchaser to update to their own taste
- Benefitting from communal gardens and a designated parking space, providing useful outside space and convenient off-road parking
- Available to purchase with no onward chain



ENTRANCE FLOOR
33 sq.ft. (3.1 sq.m.) approx.

TOP FLOOR
1049 sq.ft. (97.4 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.5 sq.m.) approx.

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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