



Glaston Road | Street | BA16 0AW

LEASEHOLD

£165,000

## PROPERTY SUMMARY



Situated just a short, level walk from the High Street, this well-presented and spacious top-floor two-bedroom flat is offered with no onward chain, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The accommodation comprises a bright and airy open-plan lounge/diner, a fitted kitchen with the added benefit of a separate utility area, two generous double bedrooms, and a modern shower room. Further benefiting from a garage, the property provides valuable additional storage or secure parking.

An internal viewing is highly recommended to fully appreciate the space and potential on offer.

### Communal Entrance

The property is located on the second/top floor and is accessed via a secured communal entrance with stairs leading to the property.

### Lounge/Diner

18'0 x 12'0 (5.49m x 3.66m)

Airing cupboard housing the hot water tank. Wall mounted electric heater. UPVC double glazed window to side. Door leading to kitchen and inner hallway.

### Kitchen

12'0 6'5 (3.66m 1.96m)

Fitted with a range of wall, drawer and base units with laminate work surface over. Stainless steel sink with drainer and mixer tap over. Integrated electric oven with electric hob and cooker hood over. Space for under counter fridge. Tiling to splash prone areas. Tiled flooring. UPVC double glazed window to side. Opening to utility room.

### Utility Room

5'1 x 4'9 (1.55m x 1.45m)

Space and plumbing for a washing machine. Space for an under counter freezer. Fitted shelving. Fitted laminate work surface.

### Inner Hallway

Doors to both bedrooms and shower room.

### Bedroom One

12'7 x 12'5 (3.84m x 3.78m)

Electric heater. UPVC double glazed window to side. Wood effect flooring. Electric heater.



- Second Floor Apartment
- Open Plan Lounge/Diner
- Kitchen
- Utility Room
- Two Double Bedrooms
- Shower Room
- Garage
- No Onward Chain
- A Short Walk From The High Street



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PROPERTY  
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### **Bedroom Two**

12'0 x 7'0 (3.66m x 2.13m)

UPVC double glazed window to front. Electric heater.

### **Shower Room**

Fitted with a low level WC, wash hand basin with storage under. Walk in shower. Bidet. Tiling to splash prone areas. UPVC double glazed obscure window to side.

### **Purchasers Note**

There is an annual management charge of approx £785.00, this includes ground rent and buildings insurance. 999 year lease from 2021.

### **Disclaimer**

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## SECOND FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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