



- A two bedroom first floor retirement apartment
- Suitable for those aged 55 and over
- Light and bright lounge and well fitted kitchen
- Two generous sized bedrooms and a shower room
- Located at the top of the High Street close to amenities
- Offered for sale with no onward chain



'If you need to be close to the town and all its services for convenience without the need for a car, then Stanley Court could be an option for you.'

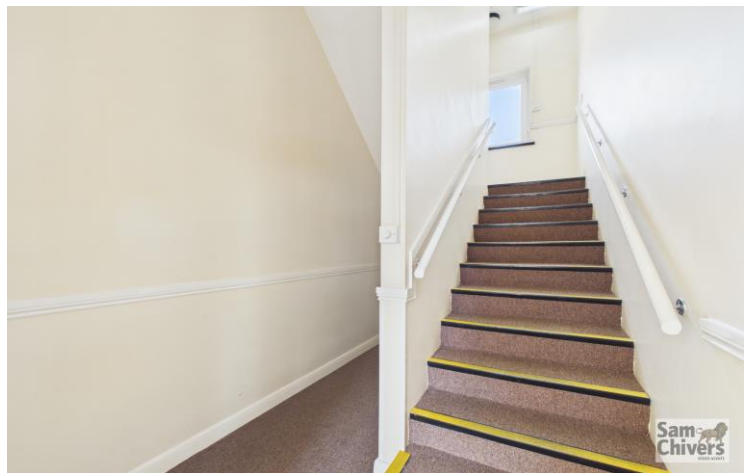
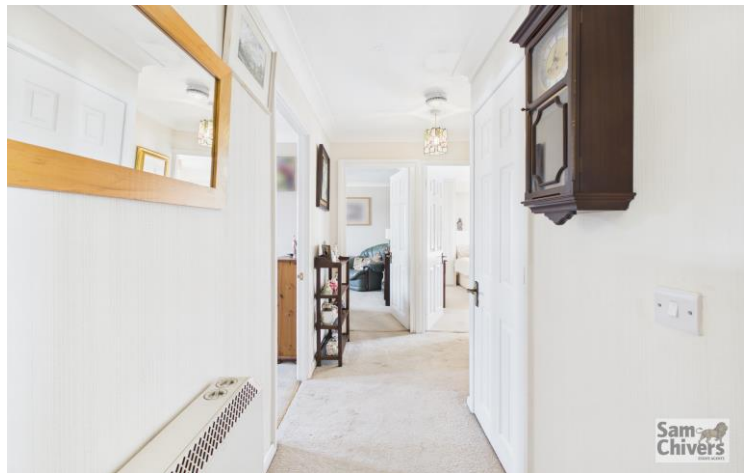
This two bedroom first floor apartment is for over 55's and is a stones throw away from Midsomer Norton town centre. The property is well presented and has an entrance providing access for two apartments and has stairs rising to the first floor. On entering the flat there is a hallway with airing cupboard with a new hot water tank and doors to all rooms. The lounge is lovely and bright and overlooks the High Street. The kitchen is compact and well fitted and there are two generous sized bedrooms one of which could be utilised as a dining room or office. A shower room completes the accommodation. The property has electric heating and is double glazed. The development has communal gardens and also benefits from a communal day room which has a good community spirit. There is an added bonus of a guest room for visitors which can be booked subject to availability!

The property is Leasehold and is sold with the remainder of its 125 year lease formed in 1991 and is subject to an annual service charge of £3210.18 payable to First Port Management Co. There is also ground rent of £68.98 paid twice yearly.

Stanley Court is conveniently situated at the top of the High Street within a well maintained over 55's complex and is within walking distance of the amenities, services, bus routes and transport connections.

Tenure: Leasehold

Council Tax Band: B





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide independent mortgage and conveyancing recommendations should you require such a service. Please contact our office on 01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.