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FLAT 34, VICTORIA COURT, STATION ROAD, CASTLE CARY, SOMERSET BA7 7NL



FOR SALE £99,950

Simon Heal Estate Agents are pleased to present this 2 bedrooms, first floor flat located close to the town centre of Castle Cary. The property is positioned in the middle of a cul-de-sac and boasts 2 bedrooms, kitchen/dinner, bathroom, lounge, communal garden **and 1 allocated parking space**.

NO CHAIN, OFFERED AS VACANT POSSESSION. PERFECT INVESTMENT OPPORTUNITY WITH A POSSIBLE YIELD OF 9%

ENTRANCE
Communal entrance door, stairs to first floor and door into the property.

ENTRANCE HALL
Airing cupboard with water cylinder, smoke alarm, carpeted flooring, access to loft, doors into:

LOUNGE 13'8 x 11'7
Carpeted flooring, DG window to front, night storage heater, TV point, telephone point, entrance into:



KITCHEN /DINNER 13'8 x 7'4
Range of wall and base cabinets with worktops and tiled splashbacks, vinyl flooring, DG window to front and another to side, space and plumbing for washing machine, cooker and under-counter fridge/freezer.



BEDROOM 1 10'4 x 8'4
Carpeted flooring, night storage heater, DG window to rear.

BEDROOM 2 6'8 x 8'9
Carpeted flooring, radiator, DG window to rear, night storage heater.



BATHROOM 6'11 x 5'0
3-piece suite comprising a bath with electric shower, low level WC and pedestal washbasin, wall heater, tile flooring, extractor fan, DG window to side.

OUTSIDE
To the front of the property, there is one allocated off-road parking space and additional space available for visitors to park. The communal gardens are predominantly laid to lawn and run along the back of the property and neighbouring flats.

Agent's Notes

The property is a leasehold.

The lease is 99 years from July 1987.

There is £150.00 annual ground rent

The last yearly service charge was £1168.00

EPC = D

All sizes are approximate.

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.