



£190,000

At a glance...



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**holland
& odam**

2 The Cross
Street
Somerset
BA16 0AP

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the town centre proceed in an easterly direction passing The Bear Inn on the right. On reaching the mini-roundabout take the first exit into Glaston Road. The Cross will be found on the left hand side.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease **999 years from 1/1/2008 (981 remaining)**
Service/Maintenance Charges **£978.23 P/A**
Ground Rent **£200.00 P/A**



Location

The apartment is located within a short walk of the town's High Street with its good range of shops, Clarks HQ, Millfield School, banks and restaurants, the complex of shopping outlets in Clarks Village, Strode College and Strode Theatre. The historic town of Glastonbury is 2 miles and the Cathedral City of Wells is 8 miles. Access to the M5 motorway (junction 23) is 12 miles whilst Bristol, Bath, Taunton and Yeovil are approximately 32 miles, 30 miles, 26 miles and 15 miles respectively.

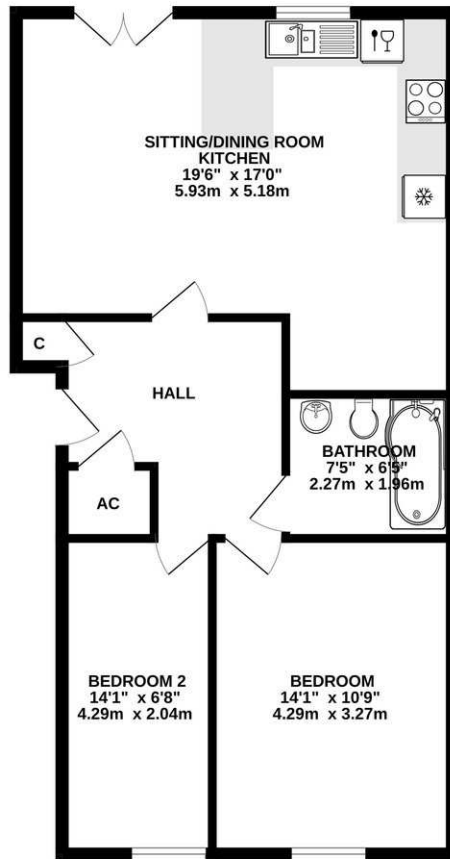
Insight

Occupying a prime position within the ever-popular 'The Cross' development, this beautifully presented two-bedroom apartment combines contemporary style with practical living, offering a rare opportunity to acquire one of the few apartments with its own private courtyard garden. The property also benefits from allocated parking and is conveniently located within walking distance of the town centre and local amenities.

- An ideal opportunity for first-time buyers or as a buy-to-let investment.
- Located within a sought-after development of modern apartments in a central town position.
- Enjoying a spacious open-plan living area, filled with natural light and offering ample space for a variety of furniture, with French doors opening directly onto the private courtyard garden.
- Well appointed kitchen fitted with a range of wall, base and drawer units, an integrated dishwasher and fridge freezer, together with a built-in oven and hob.
- Spacious entrance hall with multiple storage cupboards, including a useful utility cupboard with plumbing for laundry facilities.
- Affording two double bedrooms both of which are serviced by the family bathroom comprising a bath with shower over, wash basin and WC.
- A private courtyard garden, thoughtfully paved for ease of maintenance and complemented by a small raised planter, with a gate giving direct access to the allocated parking area.
- Benefiting from one allocated off-road parking space for convenient resident parking.



GROUND FLOOR
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.7 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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