

for sale

£100,000



## Court Ash House Court Ash Yeovil BA20 1HG

Modern apartment 0.4 miles from Yeovil Hospital and near M&S, with parking, lift access and quality finish. Ideal home or investment with potential rental yield of £775 pcm. Superb spot. Great area!!!

# Court Ash House Court Ash Yeovil BA20 1HG

**Court Ash is a very select development of just 23 apartments which were converted in 2015 by a local developer.**

**Each property has the benefit of a 125 year lease from the date of conversion, and the development has a lift and parking.**

**Offering Town Centre, living this property is positioned with in the back drop of St Johns Church, and only a few minutes away from all of the Towns amenities including Marks and Spencer's and the Quedam shopping centre.**



## **Entrance Hall**

Entrance hall featuring a secure intercom system and a designated area with plumbing and power connections for a washing machine.

## **Lounge/ Kitchen**

13' 5" x 15' 8" (4.09m x 4.78m)

An open-plan lounge and kitchen area featuring a fitted kitchen with a range of wall and base units, electric oven and hob, electric heater, integrated fridge/freezer and dishwasher, stainless steel sink with drainer, and a double-glazed rear window allowing plenty of natural light.

## **Bedroom**

9' 8" x 7' 8" (2.95m x 2.34m)

Comfortable bedroom featuring a double-glazed rear window providing natural light and an electric heater for warmth.

## **Bathroom**

Bathroom featuring a double-glazed rear window, wash hand basin, WC, and a bath with an overhead shower.

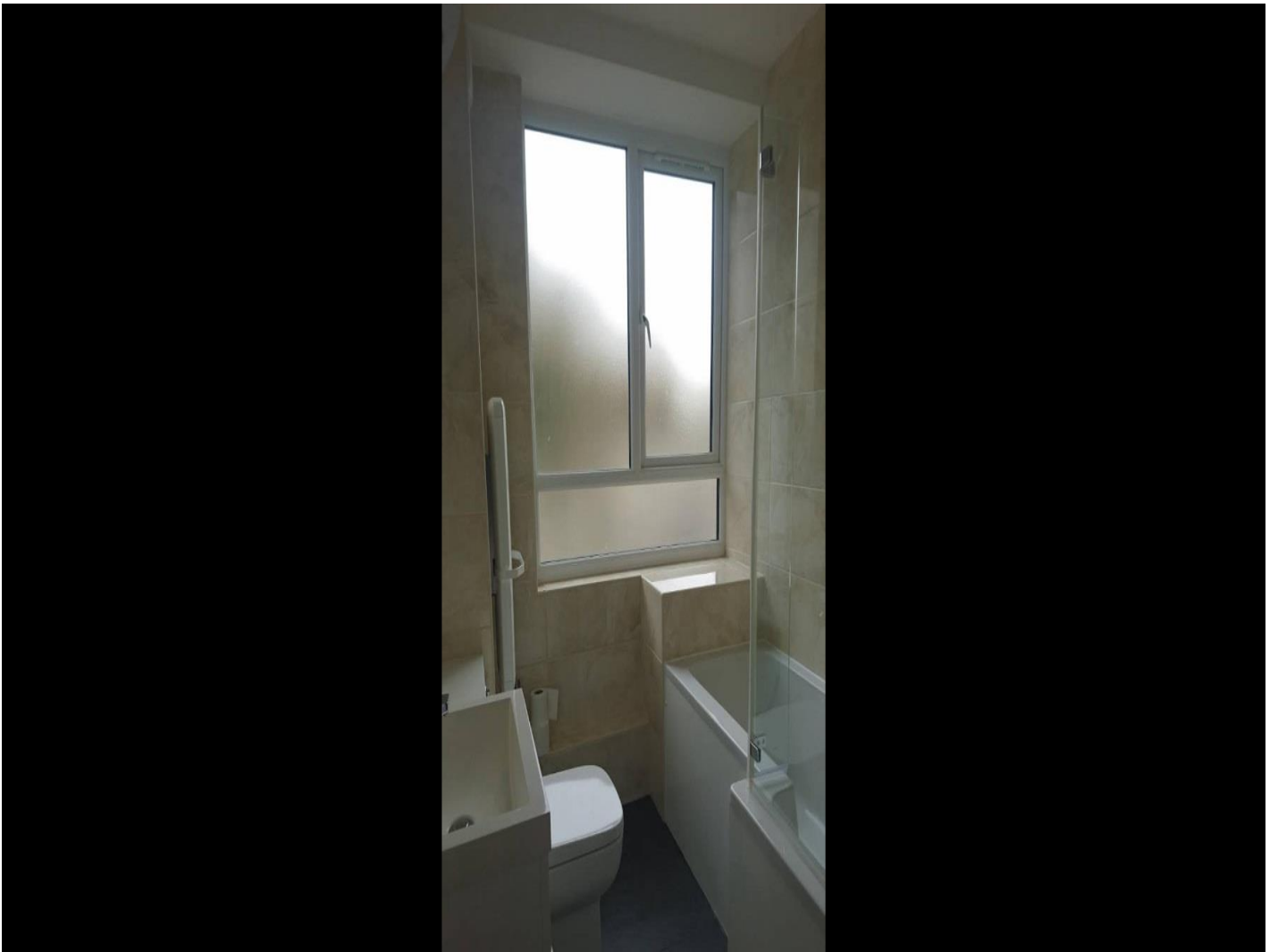
## Parking

The property benefits from one allocated parking space.

## Additional Information

This property is expected to achieve a rental income of approximately £775 per calendar month (PCM), offering a strong rental yield for potential investors.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01935 431 129**  
**E yeovil@connells.co.uk**

1-3 Princes Street  
YEOVIL BA20 1EW

Property Ref: YOY313975 - 0010

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1560.00

Ground Rent: 220.00

**view this property online [connells.co.uk/Property/YOY313975](http://connells.co.uk/Property/YOY313975)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Nov 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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