

FOR SALE



Victoria Court, Castle Cary

2 Bedrooms, 1 Bathroom, Apartment

Asking Price Of £115,000



- Ideal Investment
- Cash Buyers Only
- Newly Redecorated
- Off-Road Parking
- Great Location
- Potential Income £800pcm
- 61 Years Remaining

This two-bedroom 1st floor flat is in a convenient location for local schools and the town centre of Castle Cary. With newly fitted carpets throughout and having been recently redecorated this flat benefits from off-road parking and communal gardens for clothes drying.

The property would make an ideal first home, or investment opportunity with potential rental income of £800pcm.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



ENTRANCE HALL Wooden front door opening from communal stairwell and landing.
The ground floor door is shared with the neighbouring property.
Central landing/hallway to the apartment with doors opening to the bathroom, bedroom and sitting room.
Airing cupboard housing the hot water cylinder.
Neutral decor and carpet.
Electric heater.

SITTING ROOM 13' 7" x 11' 9" (4.15m x 3.6m) Good sized reception room with double glazed window and arch opening to the kitchen-diner.
Neutral carpet and decor.
Electric heater.

KITCHEN/DINER 13' 7" x 7' 2" (4.15m x 2.2m) Kitchen with space for dining table at the far end.
Two double glazed windows.
Traditional wooden kitchen with white laminate work surface.
Appliance spaces for free-standing oven, fridge freezer and washing machine.
Neutral decor and vinyl flooring.
Electric heater.

BEDROOM ONE 10' 5" x 8' 2" (3.2m x 2.5m) Double bedroom with double glazed window.
Neutral carpet and decor.
Electric heater.

BEDROOM TWO 10' 5" x 8' 10" (3.2m x 2.7m) Good sized single bedroom with double glazed window.
Neutral carpet and decor.
Electric heater.

BATHROOM Modern bathroom with double glazed window and white suite of toilet, pedestal basin and bath with electric shower above.
White tiled walls and wood-effect vinyl flooring.

OUTSIDE Surrounding the block are communal lawn areas and rotary washing lines for use at the rear.
Off-road parking is available on a first come, first served basis.



35 Victoria Court, Station Road, Castle Cary, Somerset, BA7 7NL

Approximate Gross Internal Area = 51sq m /549 sq ft

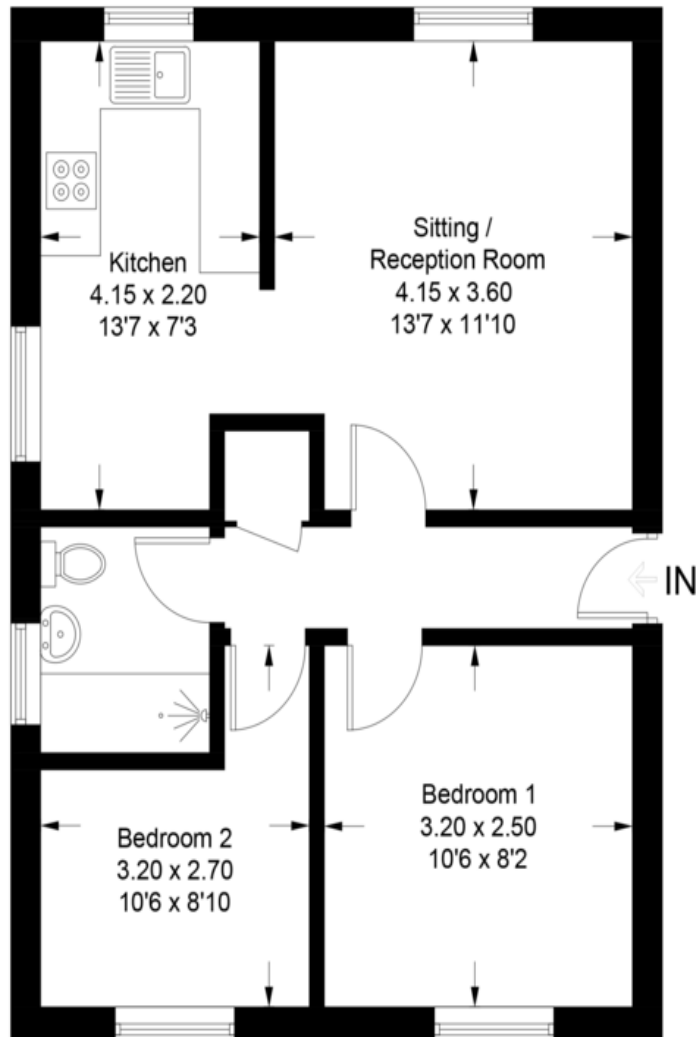


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID??????)

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Accuracy: 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.