



## Property Location

Crofton Court is located just off The Avenue in central Yeovil, just a 5 minute walk to Yeovil District Hospital and 10 minutes to the town centre with its many amenities including shops, restaurants and cinema.

### 13 Crofton Court, The Avenue, Yeovil, BA21 4DZ

Approximate Gross Internal Area = 45.6 sq m / 491 sq ft

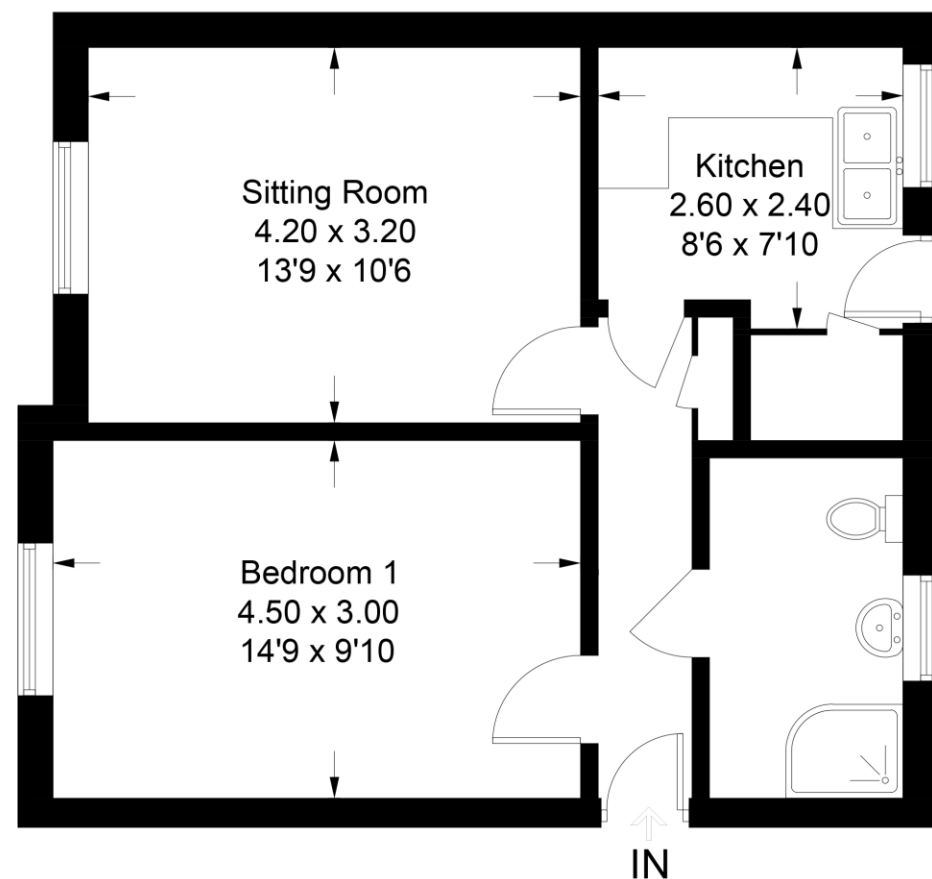


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1201935)



**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.

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## Crofton Court, Yeovil

Asking Price Of £65,000





13 Crofton Court  
Yeovil  
BA21 4DZ

### Key features:

- Cash Purchase Only
- 62 Year Leasehold
- Close to Town Centre
- Close to Yeovil District Hospital
- Live in House Manager
- Residents Parking
- Communal Gardens
- Service Charges £3573.20pa
- Ground Rent £250pa

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



### Why you'll like it

Martin & Co are delighted to offer to market this very well presented 1-bedroom ground floor apartment located in the Crofton Court Retirement complex. With a House Manager permanently on site, this apartment would make an ideal low maintenance home for a retiree needing the reassurance of immediate support should it be required, at the same time as offering independent living.

The apartment benefits from attractive gardens as well as being within a short walk to both the town centre amenities and the hospital. Provision of the Careline system is available, with a pendant and direct phone line. This service is covered within the maintenance fees.

**COMMUNAL ENTRANCE** Intercom entry allows remote admittance to the apartment for guests. The block front door opens into a communal hallway and stairwell, with door to the rear leading to a secondary hall. Entrance to Apartment 13 is at the far end.

**ENTRANCE HALL** Wooden front door opening into a small main hallway to the apartment. Neutral decor and carpet. Useful cupboard housing the immersion hot water tank and providing additional storage space.

**SITTING ROOM** 13' 9" x 10' 5" (4.2m x 3.2m) Good-sized reception room with double glazed window to the front giving views over the attractive gardens. Neutral decor and dark red carpet. Electric storage heater.

**KITCHEN** 8' 6" x 7' 10" (2.6m x 2.4m) With double glazed window and door opening to the rear. The door leads to an access passageway to the rear of the apartment block. The kitchen has a range of wood-effect units with a grey work-top. There is cream tile-effect vinyl flooring and neutral wall tiles / decor. Fitted extractor hood and appliance spaces for a washing machine and fridge freezer. Useful larder cupboard. Electric storage heater/

**BEDROOM** 14' 9" x 9' 10" (4.5m x 3m) Double bedroom with double glazed window to the front. Neutral carpet and decor. Electric storage heater.

**BATHROOM** Well-proportioned bathroom with white suite of toilet, pedestal basin and corner shower cubicle with electric shower fitted. Double glazed window to the rear. Neutral carpet and white /grey tiled walls. Electric heated towel rail.

**OUTSIDE** Crofton Court benefits from well-maintained communal gardens with planted beds and seating areas perfect for enjoying the summer sunshine.

