

Property Location

Situated at the edge of the town centre, this apartment is perfectly situated for all local amenities the town has to offer including shops, restaurants, cinema and district hospital.

Apartment 24, Park 5, Clarence Street, Yeovil, BA20 1AP

Approximate Gross Internal Area = 68.8 sq m / 740 sq ft

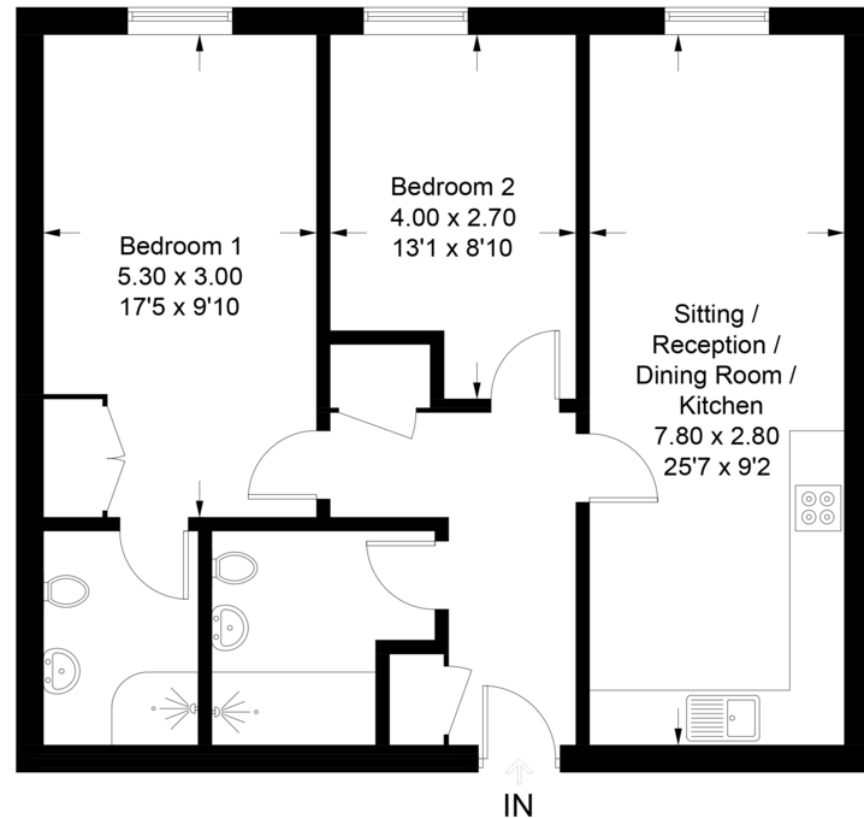


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1308167)



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.

Park 5, Yeovil

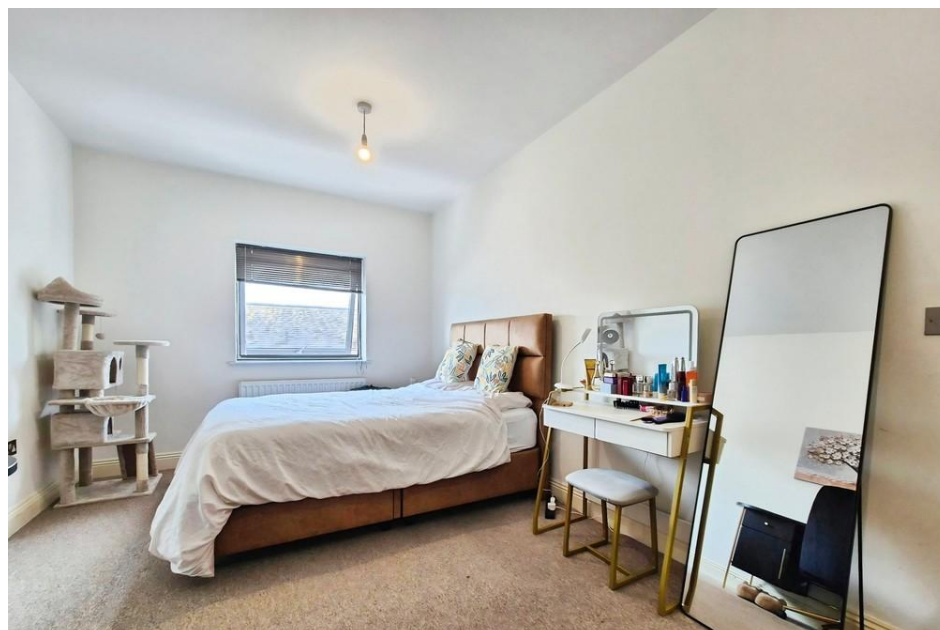
Asking Price Of £155,000



24 Park 5
Yeovil
BA20 1AP

Key features:

- Town Centre Location
- Modern Apartment
- Master Bedroom with en suite
- Gas Central Heating
- Allocated Parking Space in Basement
- 107 Years Remaining on Leasehold
- Annual Service Charge £1,986
- Ground Rent £150pa



Full height double glazed window with front aspect.
Radiator.

BEDROOM ONE 17' 4" x 9' 10" (5.3m x 3m) Large double bedroom with double glazed window to the front. Neutral decor and flooring. Fitted wardrobe and radiator. Door opening to en suite shower room.

ENSUITE Modern and good-sized shower room. White suite of WC and wall-hung basin with cupboard beneath. Corner shower cubicle. Wood effect vinyl flooring and taupe-coloured tiling. Extractor fan, lit bathroom mirror and heated towel rail.

BEDROOM TWO 13' 1" x 8' 10" (4m x 2.7m) Double bedroom with front aspect double window. Neutral decor and carpet. Radiator.



Why you'll like it

Stunning top-floor apartment in the popular 'Park 5' building on the edge of Yeovil Town Centre. Spacious and finished to a modern standard throughout, the apartment offers fantastic executive-style living or a perfect investment for professional lets, being ideally located for Yeovil District Hospital. Basement allocated parking.

ENTRANCE HALL Wooden front door from communal landing opening into a central L-shaped hallway with doors leading to all rooms. Neutral decor and carpet. Two good-sized storage cupboards, housing the Main gas boiler and electrical consumer unit but also providing plenty of space for shoes, coats etc. Radiator and intercom for remote building entry.

KITCHEN / RECEPTION 25' 7" x 9' 2" (7.8m x 2.8m) Large open-plan kitchen/dining/sitting room. The kitchen includes a range of dark-wood effect units with marble-effect laminate work top. Integrated appliances include a double electric oven, gas hob, fridge-freezer, washing machine extractor fan. There is attractive wood-effect vinyl flooring in the kitchen area with neutral carpet in the living space and neutral decor throughout.

BATHROOM Family bathroom with white suite of WC and wall-hung basin with cupboard beneath. Bath with shower above and fixed screen. Wood effect vinyl flooring and taupe-coloured tiling. Extractor fan, lit bathroom mirror and heated towel rail.

COMMUNAL AREAS Park 5 is well-maintained with attractive interior communal areas. The ground-floor hallway has post-boxes for each apartment and a lift giving access to all floors.

PARKING The property benefits from one allocated basement parking space.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

