



**Wyndham Court, Yeovil, BA21 4HB**



**welcome to**

## **Wyndham Court, Yeovil**

A one bedroom first floor apartment, set within an over 55's development, located in a secluded position with views overlooking fields. The apartment is well presented throughout, with the added benefit of a 24 hour careline and excellent communal facilities.



### Communal Entrance

Secure entry system. Stairs and lifts rising to all floors.

### Apartment Entrance

Telecom entry system. Two storage cupboards. Emergency pull cord. Coving to the ceiling. Doors opening into:

### Living/ Dining Area

Double glazed door, opening onto the balcony and overlooking the fields. Feature fireplace with electric fire inset. Space for dining table and chairs. Coving to the ceiling. Emergency pull cord. Storage heater. Double doors opening into:

### Kitchen

Double glazed window, overlooking the fields. A range of fitted wall, base and drawer units with work surface over, complementary tiled surround and under unit lighting. Single bowl stainless steel sink and drainer with mixer tap. Integrated electric hob with cooker hood over. Integrated eye level electric oven. Integrated fridge. Coving to the ceiling.

### Bedroom

Double glazed window, overlooking the fields. Built in wardrobe. Space for free standing furniture. Emergency pull cord. Storage heater.

### Shower Room

Suite comprising enclosed double shower cubicle, wash hand basin inset to vanity unit and WC. Tiled walls. Extractor fan. Wall heater.

### Communal Grounds

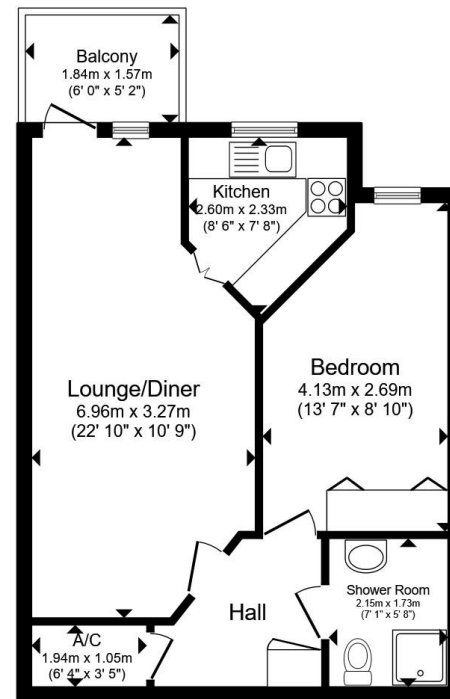
The communal grounds are maintained in excellent order, offering numerous seating areas and a raised terrace accessed from the communal residents lounge.

### Parking

Communal car park for residents. The parking is not allocated.

### Communal Facilities

The facilities available with the apartment include the residents lounge with kitchen, laundry room, guest suite, which can be booked in advance, and a range of different activities that are organised by the residents and house manager.



Total floor area 46.6 m<sup>2</sup> (502 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Wyndham Court, Yeovil

- Over 55's Development
- First Floor Apartment
- Double Bedroom
- Spacious Living Accommodation with Balcony
- Communal Grounds & Parking

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 2012.84

Ground Rent: 395.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2005.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£60,000**



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Property Ref:  
YEO109152 - 0002

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Please note the marker reflects the  
postcode not the actual property



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