

# Woodcock Street

Castle Cary, BA7 7BJ

COOPER  
AND  
TANNER



## £160,000 Leasehold Share of Freehold

A one-bedroom flat nestled in the heart of Castle Cary offering a prime opportunity for both savvy investors and first-time buyers eager to step onto the property ladder.

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## £160,000 Leasehold Share of Freehold

### DESCRIPTION

Introducing a charming one-bedroom flat nestled in the heart of Castle Cary, this property offers a prime opportunity for both savvy investors and first-time buyers eager to step onto the property ladder. With a common-hold tenure, this residence promises a secure and well-maintained living environment.

Step inside to discover a well-presented interior adorned with a tasteful and neutral colour palette, creating a versatile canvas to suit any personal style. The open and inviting layout of this flat maximises its space as the modern features extend from room to room whilst still in keeping with its overarching character qualities.

One notable feature of this property is the convenience of allocated parking for one vehicle, ensuring that you always have a hassle-free place to park. This amenity is particularly valuable in a town centre location like Castle Cary.

Benefiting from its central location, you'll find that this flat offers easy access to local amenities, shops, and restaurants. It's an excellent choice for those seeking the perfect blend of modern living and small-town charm.

Don't miss out on the chance to make this Castle Cary gem your own – whether you're starting your homeowner journey or expanding your investment portfolio, this property is a true opportunity not to be missed.

### COUNCIL TAX BAND

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### TENURE & SERVICES

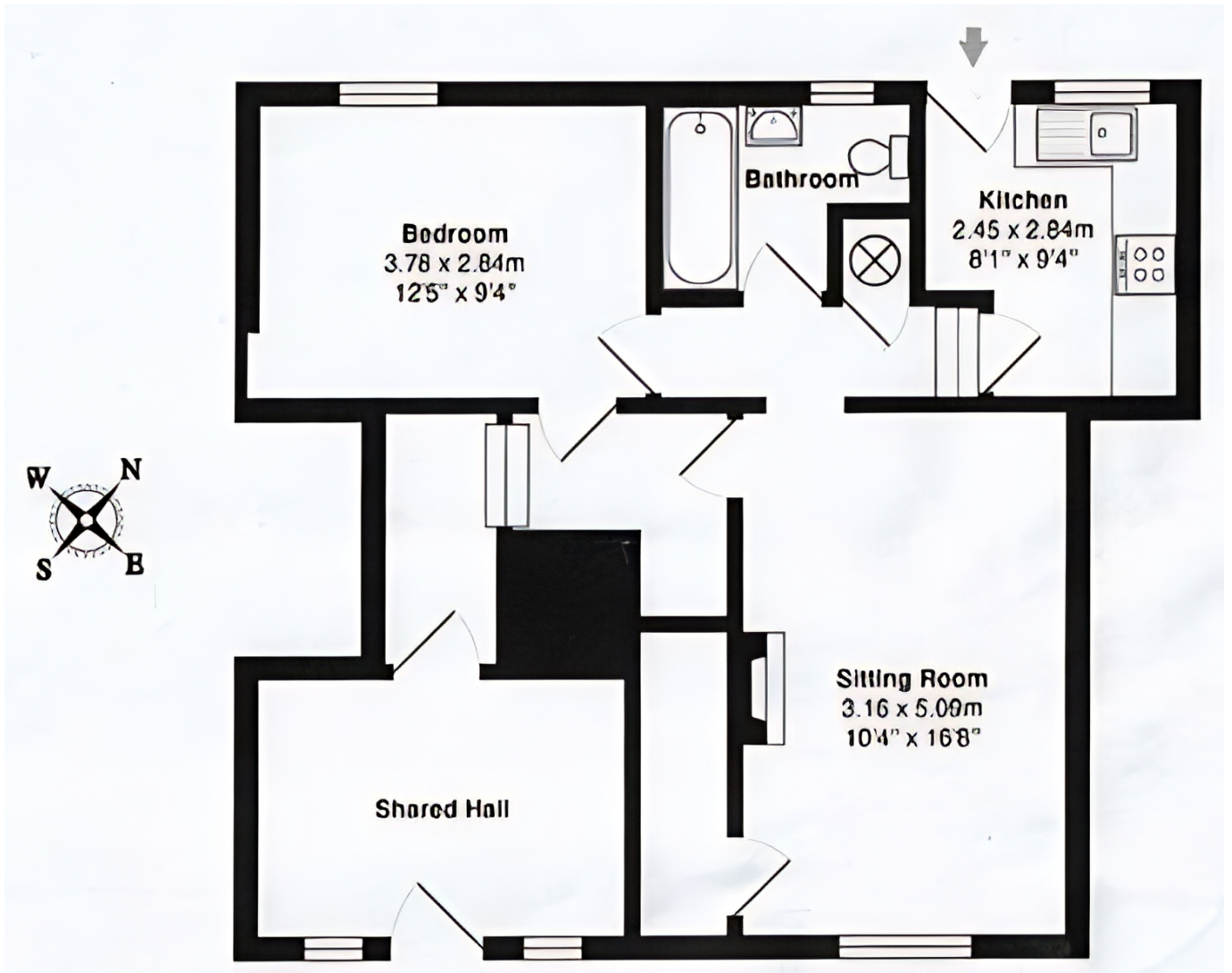
Leasehold/Share of Freehold

Montague House is a freehold property and contains 4 flats, the owners of those flats make up the Montague House Association.

The property has a lease of 999 years as of the 1st April 1992 with a management fee of £20 per calendar month due payable to the Montague House Association. The home has mains water, electricity & drainage with modern electric heaters in each room alongside immersion water heating.







**CASTLE CARY OFFICE**

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