

# Montague Gardens

Castle Cary, BA7 7BR

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AND  
TANNER



## £130,000 Leasehold

This two-bedroom top-floor flat offers a practical living space within a short walk of Castle Cary town centre

# Montague Gardens

## Castle Cary

### BA7 7BR

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## £130,000 Leasehold

### DESCRIPTION

This two-bedroom top-floor flat offers a practical living space within a short walk of Castle Cary town centre. Ideal as an investment or for first-time buyers, the property includes an allocated parking space for added convenience alongside additional guest parking.

As you enter, you are welcomed into the entrance hallway that leads to the main living area that benefits from large windows ensuring the space is well-lit and creating a pleasant environment for both relaxation and day to day activities. The kitchen provides sufficient storage and essential appliances, making meal preparation and storage straightforward and efficient.

The main bedroom offers a comfortable space for a double bed with fitted cabinetry to ensure plenty of storage options. The second room, versatile in its use, can serve as a bedroom, office, or dining room, catering to various needs. The bathroom is equipped with standard fixtures, providing a functional area.

Located within walking distance of Castle Cary town centre, the flat offers easy access to local amenities, including shops, cafes, and public transport options. The allocated parking space is a valuable feature, providing secure and convenient parking for resident and guests. This property is well-suited for those seeking a

straightforward and practical living space in a convenient location, making it an excellent choice for investment or a first home purchase.

### LEASE DETAILS

Lease End Date: 01/01/2114

Annual Ground Rent: £50 (The new owner will own a 10% Share of the management company. The management company is seeking to purchase the freehold)

Annual Service Charge: £1,440

### TENURE

Leasehold/Share of management company

### COUNCIL TAX BAND

B





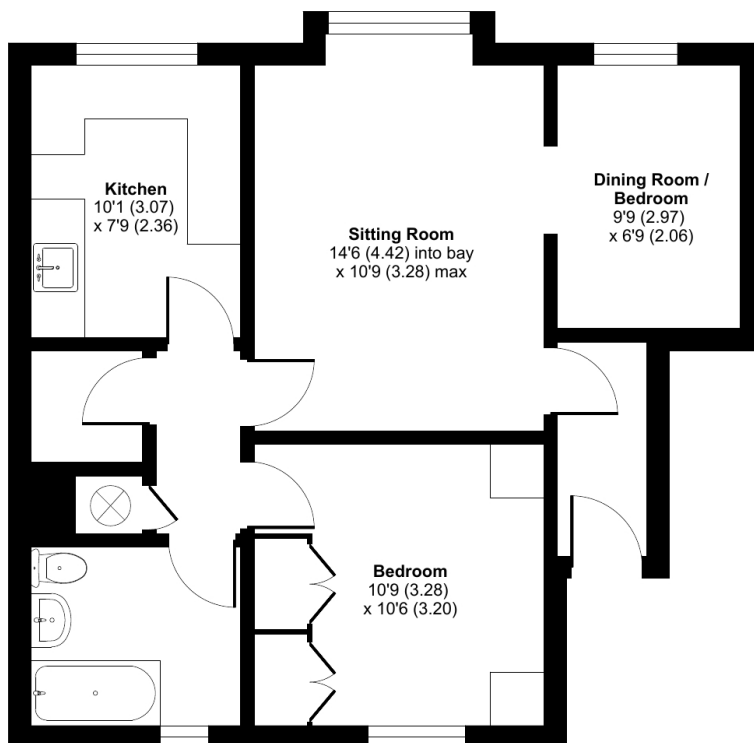




## Montague Gardens, Castle Cary, BA7

Approximate Area = 584 sq ft / 54.2 sq m

For identification only - Not to scale



FIRST FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1162893

### CASTLE CARY OFFICE

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