

Westleigh

Warminster, BA12 8NJ

COOPER
AND
TANNER



£105,000 Leasehold

1 1 1 EPC C

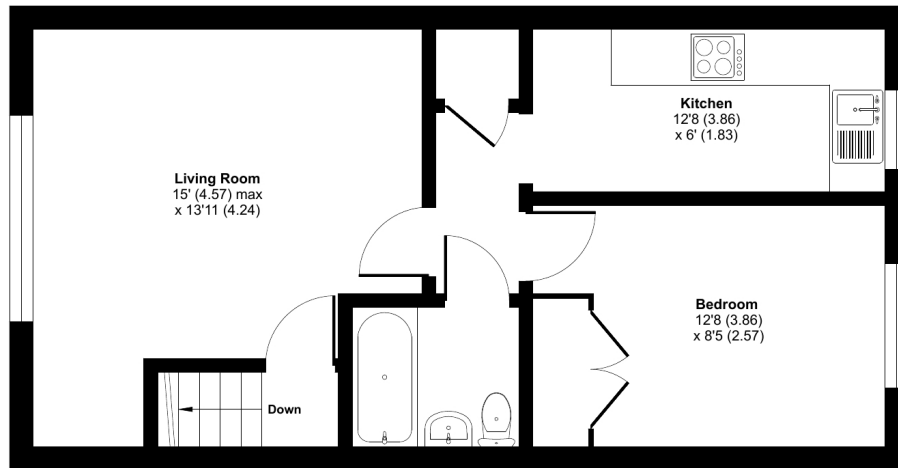
Description

A bright and spacious first floor flat located on the Frome side of town and perfect for FTB's or a low-maintenance investment home. Nestled a purpose-built block, the accommodation is well-organised with lounge/dining room, separate kitchen, modern bathroom, double bedroom, and modern double glazing throughout, all accessed from a welcoming entrance hall and stairway. The property has an impressive 964-year lease and very reasonable £25 monthly management fee. Warminster offers a wide range of shopping, leisure facilities, library, sports centre, swimming pool, schools, churches, doctors, dentists, hospital and post office. Main line railway station to London Waterloo. The A303 has links to

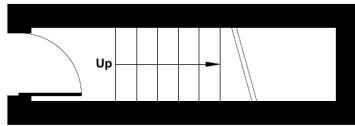
Pound Court, Westleigh, Warminster, BA12

Approximate Area = 489 sq ft / 45.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Cooper and Tanner. REF: 1071443



Features

- First floor flat
- One bedroom
- Ideal FTB / Investment
- Purpose Built
- Own front door entrance
- Lounge / dining room
- Leasehold - Council Tax Band A
- No Chain
- Recent double glazing

Local Information

- Council Tax Band A
- Tenure Leasehold
- EPC Rating C

WARMINSTER OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

