

# COOPER & TANNER

THE ART OF AGENCY



## Cavendish Lodge, Magdalene Street, Glastonbury

Rarely available. Immaculate two double bedroom first floor retirement apartment in popular Cavendish Lodge.

**Guide price £179,950**

To Contact  
**COOPER & TANNER**  
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- Secure entry & call system
- In house manager
- Private parking
- Guest facilities available
- Communal lounge & garden
- Town centre location

### Description

The reception area leads to the communal lounge from which the hallway gives access to individual apartments. There are stairs or a lift available to reach the first floor.

On entering the apartment you will find a hall with doors to all rooms and two walk in storage cupboards. The spacious lounge has a glazed door, with side window, opening on to a Juliette balcony with views, in part, over the garden. A glazed door leads to the small but well fitted kitchen, which offers integral fridge, freezer, eye level oven and electric hob with extractor hood over. The window gives a similar view.

There are two double bedrooms, both with windows and built in wardrobes with twin mirrored sliding doors. The bathroom has been re-fitted with a four piece white suite to include a corner shower unit, WC, bidet, and fitted cabinet housing wash basin.

The apartment offers light and spacious accommodation and is freshly decorated ready for immediate occupation.

### Outside

There is private parking available for the residents of Cavendish Lodge. The building is situated in communal gardens which are well tended and planted, offering seating areas and a covered store for bikes or mobility scooters.

### Directions

By foot. Proceed towards The Abbey car park. Pass Heritage Court on the right and then turn right into St Mary's Walk. You will find Cavendish Lodge on the right.

### Location

The market town of Glastonbury offers a wide variety of amenities for shopping in the High Street and a local supermarket. There is schooling for infants through to secondary education with further education at the nearby Strode College. Street offers a wider variety of shopping needs from its out of town shopping centre, Clarks Village and the cultural city of Wells lies some 6 miles away. Communication links are excellent with access to the M5 some 15 miles distance and at Castle Cary mainline trains run to London Paddington.

### Council Tax Band B

**Services** Mains electric water and drainage.

### Tenure

Leasehold

### EPC Rating

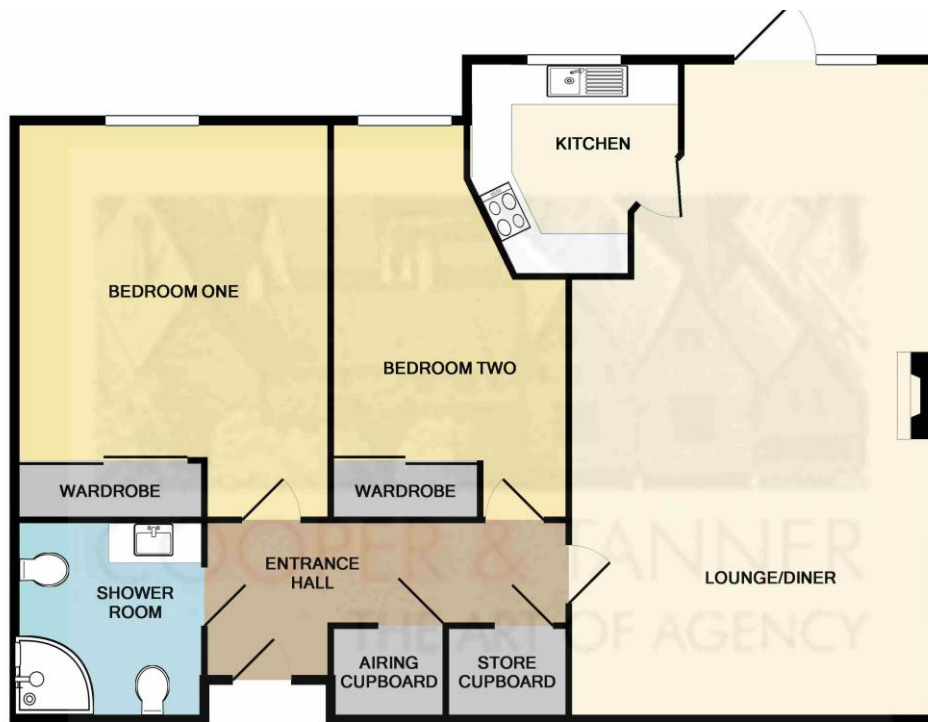
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Service charges

1/12/16 – 31/5/17 £1,304.31



18 Cavendish Lodge, Magdalene Street, Glastonbury, BA6 9FD



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## ROOM DIMENSIONS

- Lounge 22' 10" x 10' 7" (6.98m x 3.23m)
- Kitchen 7' 6" x 8' 6" (2.31m x 2.60m) (max)
- Bedroom 1 13' 7" x 9' 3" (4.15m x 2.82m)
- Bedroom 2 13' 7" x 9' 2" (4.15m x 2.80m)



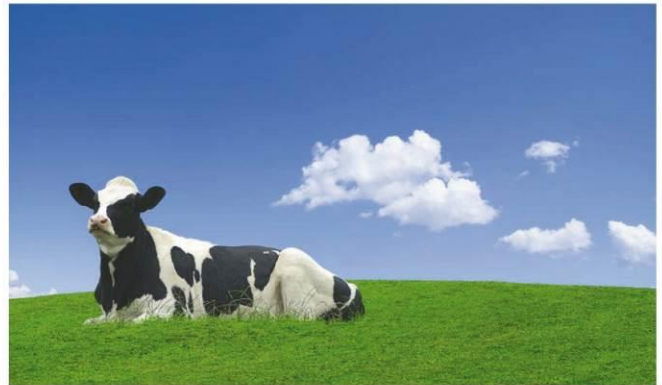
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