



**Connells**

Lambrook House Church Street  
Wincanton



### Property Description

This wonderful two-bedroom top-floor apartment is located in the heart of the historic market town of Wincanton, Somerset. Benefitting from a long lease, low management charges and no forward chain, this apartment is ideal for first-time buyers and downsizers. Lambrook House was converted into apartments in the late 1980s and this particular apartment offers an excellent blend of character features, like sash windows, and modern touches, like an improved electric heating system. The apartment also benefits from a communal balcony area fit for enjoying summer evenings with an outlook over Wincanton's main high street. Call us today to book your viewing before it's too late!

### Entrance Hall

The entrance hall has an intercom, a smoke alarm, a storage cupboard and a consumer unit.

### Living Room /Kitchen

The open plan living room and kitchen has an electric radiator, a window to the front of the property, an integrated oven and hob with an extractor hood, space for a washing machine and fridge/freezer, a sink and drainer and wall and base cabinets.

### Bedroom 1

Bedroom one has an electric radiator and a window to the rear of the property.

### Bedroom 2

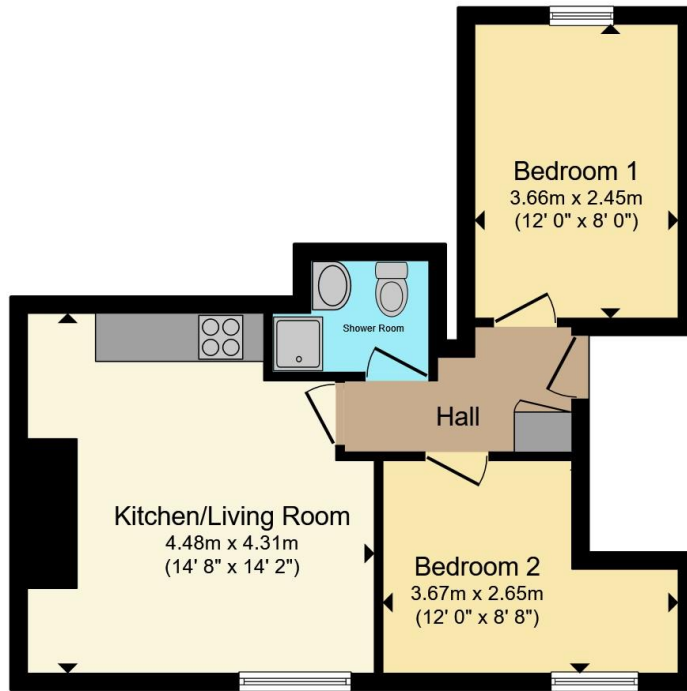
Bedroom two has an electric radiator and a window to the front of the property.

### Shower Room

The shower room has a shower cubicle, a heated towel rail, a WC, a hand wash basin and an extractor fan.







## Second Floor

Total floor area 41.8 m<sup>2</sup> (450 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)

Connells



To view this property please contact Connells on

**T 01747 821 791**  
**E [gillingham@connells.co.uk](mailto:gillingham@connells.co.uk)**

4 Clive House High Street  
 GILLINGHAM SP8 4QT

EPC Rating: D Council Tax  
 Band: A

Service Charge:  
 1200.00

Ground Rent:  
 1.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/GIL306691](http://connells.co.uk/Property/GIL306691)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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