



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> | 88                      | 88        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



A highly sought after garden floor apartment located in 'Bucklands', the newest of the retirement units in Nailsea. Apartment No.10 is beautifully presented throughout and finished to the high standard associated with McCarthy & Stone. With the benefit of allocated parking adjacent to the property, allowing direct access to the rear, the accommodation briefly comprises; Entrance Hall with entry phone system, Utility Cupboard housing the washer/drier, a bright and airy Living Room opening on to the South facing Patio, Kitchen with appliances, Double Bedroom and stunning Shower Room. The superbly maintained communal areas include; a delightful Homeowners Lounge, a library/seating area, a Guest Suite and charming, well maintained communal gardens.



## ROOM DESCRIPTIONS

### Communal Entrance Hall

#### Entrance & Owners Lounge

Entered via secure door entry system. A delightful Owners Lounge which is tastefully presented and providing a meeting place with tea and coffee making facilities. There are regular coffee mornings, games meetings and movie evenings, for those who'd like to participate.

### Apartment 10

#### Entrance Hall

Entered via independent front door. Large storage cupboard housing hot water tank and built in Washer/Dryer. Doors to Living Room, Bedroom and Bathroom.

#### Living Room

20' 1" x 10' 8" (6.12m x 3.25m)

Electric panel radiator. UPVC double glazed French doors opening on to private patio. Door to Kitchen.

#### Kitchen

7' 11" x 7' 3" (2.41m x 2.21m)

Fitted with a contemporary range of wall and base units with complimentary square edged work surfaces and upstands. Inset stainless steel sink and drainer with mixer tap. Integrated fridge/freezer and mid height oven and ceramic hob. UPVC double glazed window over looking the gardens.

#### Bedroom 1

13' 1" x 11' (3.99m x 3.35m)

Superb walk in wardrobe. Electric panel radiator. Dual aspect UPVC double glazed window to side and rear.

#### Shower Room

Tiled and fitted with a white suite comprising; large walk in shower cubicle, vanity units with wash basin inset and concealed cistern low level W.C. Heated towel rail. Tiled floor. UPVC double glazed window.

### Outside

#### Patio

Paved private patio which leads to the communal landscaped gardens and allocated parking space. There is easy access directly to the rear of the apartment without going through the communal entrance if desired.

#### Landscaped Communal Garden

Beautifully maintained gardens to all sides with pathways and seating areas.

#### Allocated Parking

Allocated parking space adjacent to the apartment.

#### Tenure & Council Tax

Tenure - Leasehold. Balance of 999 years from 2019

Council Tax - C

#### Ground Rent & Management Fees

A combined fee of £219.00 per month.

This covers maintenance of all external and internal communal areas. All water charges and monthly external window cleaning.

