



Total Area: 347 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.



This superb top floor apartment enjoys a fabulous dual aspect position on the South East corner of the building with wonderful open aspect to the front and far reaching views toward Wraxall hillside. The apartment is ideally located with ease of access to the town centre, with its selection of shops, coffee bars and restaurants, public transport links, including the mainline train station at Backwell and also local countryside walks. The apartment is immaculately presented throughout and has an allocated parking space.



ROOM DESCRIPTIONS

Communal Entrance

The secure communal entrance is access via a keypad controlled system. No. 30 is located on second floor. The apartment can be found in the South East corner.

Entrance Hall

Entered via contemporary styled fire door. Quality strip vinyl flooring. Doors to; Kitchen/Living Area, Bedroom and Shower Room.

Open Plan Living Space

Fitted with a range of wall and base units with square edge Granite work surfaces, under hung stainless steel sink and mixer tap. Built in electric oven, hob and extractor, integral fridge and washer/dryer. Wall mounted thermostat and door entry control. Radiator and quality strip vinyl flooring. Full height UPVC double glazed window to front aspect.

Bedroom

Spacious dual aspect room with delightful views towards Wraxall hillside. Two UPVC double glazed windows and radiators. Quality strip vinyl flooring.

Shower Room

Parking

Tiled and fitted with a white suite comprising; large shower enclosure with thermostatic shower, inset basin and concealed cistern low level W.C. Heated towel and tiled floor. Cupboard housing water heater and expansion tank.

Tenure & Council Tax Band

Tenure: Leasehold
Council Tax band: B

Ground Rent & Management Charges

Ground Rent - £145.00 per annum
Management Charges - £86.00 per month

Allocated Parking

Parking bay C located opposite main entrance door.

