

£169,500
Leasehold



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Flat 4, 69 Kingshill Court, Nailsea, North Somerset BS48 4BS



Features

- Immaculate Purpose Built 1st Floor Apartment
- Allocated Parking Space
- Shared South Facing Garden
- Long Lease- Balance Of 999 years From June 2006
- Well Maintained Communal Areas
- Entrance Hall
- Open Plan Kitchen/Living/Dining Room
- Large Double Bedroom With Views To Hillside

Summary of Property

These attractive purpose built apartments, built in 2006, occupy a pleasant level position on the Western edge of town, close to local shops and public transport links, with open countryside virtually on the doorstep. Located on the first floor, this delightful apartment offers immaculately presented, well arranged accommodation briefly comprising; Entrance Hall, Superb Kitchen/Living/Dining Room, Double Bedroom and Bathroom. Outside, there are charming, communal, South facing Gardens with communal rotary washing line, bike and bin stores. The property also benefits from an allocated parking space and additional visitor parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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

Room Descriptions

Communal Entrance Hall

Entered via hardwood glazed door. Stairs to first and second floors. Apartment 4 is located on the first floor. Hardwood door leads to private access to apartments 3 and 4.

The Apartment

Entrance Hall

Entered via hardwood door. Storage cupboard, radiator and door entry system. Double doors with glazed panels to Living/Dining Room, doors to Bedroom and Bathroom.

Kitchen/Living/Dining Room

Kitchen Area

10' 1" x 4' 9" (3.07m x 1.45m)

Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless steel and drainer with mixer tap and tiled splash backs. Built in electric oven and gas hob with extractor over. Spaces for washing machine and fridge/freezer. Wall mounted 'Worcester' combi boiler. Inset spot lights and vinyl floor covering. UPVC double glazed window to rear.

Living/Dining Area

13' 2" x 12' 8" (4.01m x 3.86m)

A delightful room that benefits a South facing aspect. Two radiators. UPVC double glazed window to rear. Opening to Kitchen.

Bedroom

Radiator. UPVC double glazed window to front with views to the hillside in the distance.

Bathroom

Tiled and fitted with a white suite comprising panelled bath with thermostatically controlled mains fed shower over, pedestal wash basin and low level W.C. Inset spot light and extractor. Radiator and vinyl floor covering. UPVC double glazed window to side.

Communal Gardens & Allocated Parking.

Enclosed by timber panel fencing and natural hedging the South facing Garden is laid to lawn and paved pathways. A communal rotary washing line. Access to bin and bike stores.

Allocated and guest parking .

Tenure & Council Tax Band

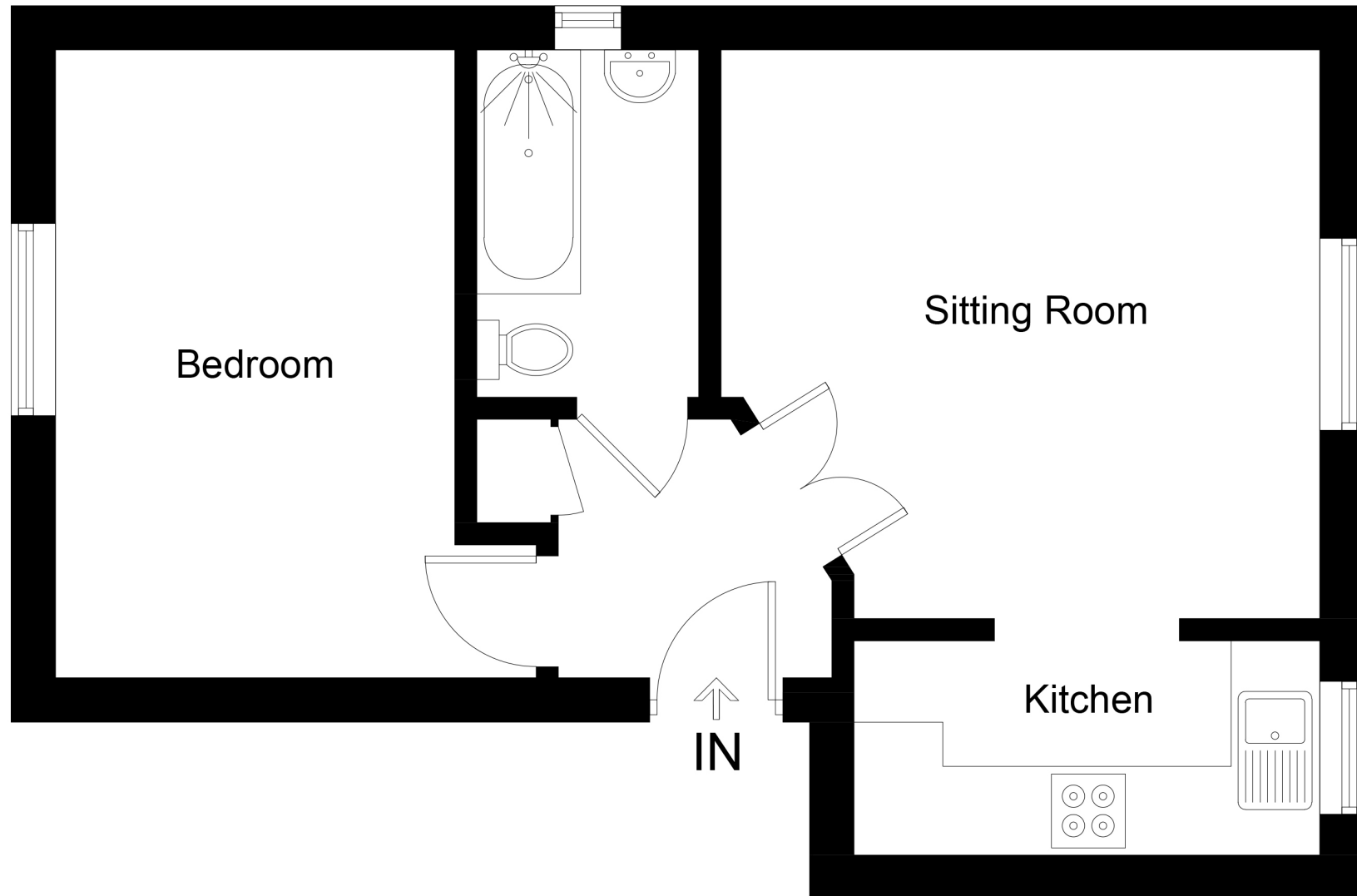
Tenure: Leasehold - Balance of 999 years from June 2006

Council Tax Band: A



Flat 4, 69 North Street

Approximate Gross Internal Area = 40.2 sq m / 433 sq ft



For illustrative purposes only. Not to scale. ID1273833

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor Plan Produced by EPC Provision