

£280,000  
Leasehold



**HUNTER  
LEAHY**  
YOUR PROPERTY EXPERTS



### Features

- Second Floor Apartment with Balcony
- Fabulous Central Location
- Bedroom With Spacious Walk In Wardrobe
- Entrance Hall With Telephone Entry System
- Tiled Shower Room With Spacious Walk In Shower
- Living Room With Access to South Facing Balcony
- Kitchen with Integral Appliances

### Summary of Property

Apartment 25 is an immaculate example of what the highly sought after, 'Bucklands Retirement Living' has to offer. Built in 2019 by the renowned McCarthy & Stone, Bucklands is located perfectly for those looking for a pleasant retirement. This spacious and airy apartment benefits from being located perfectly within the ever popular village of Nailsea, with local amenities just a stone throw away. Located conveniently on the second floor Access via lift or stairs the accommodation briefly comprises; Entrance Hall with Large Storage/Utility Cupboard, Spacious Living Room with access to the Balcony, Fitted kitchen with appliances, double Bedroom with superb walk in wardrobe and a well appointed Shower Room. The stylish and well maintained Communal Areas include; a delightful Homeowners Lounge, a Library/Seating Area, a Guest Suite and charming, well maintained Communal Gardens. No.25 has a parking space and is offered for sale with no onward chain.

# Room Descriptions

## Communal Entrance Hall

### Entrance & Owners Lounge

Entered via secure door entry system. A delightful Owners Lounge which is tastefully presented and provides a meeting place with tea and coffee making facilities. There are regular coffee mornings, games meetings and movie evenings for those who wish to participate. Lift and stairs to all floors

### Entrance Hall

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

### Living Room

19' 8" x 10' 6" (5.99m x 3.20m)

Electric panel radiator. UPVC double glazed French doors with shutters opening on to Balcony. Door to Kitchen.

### Kitchen

7' 10" x 7' 3" (2.39m 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, slim line dishwasher and mid height oven and ceramic hob. UPVC double glazed window over looking the gardens.

### Bedroom 1

12' 10" x 9' 2" (3.91m x 2.79m)

Superb walk in wardrobe with hanging rails, shelves and automatic light. Electric panel radiator. UPVC double glazed window to side.

## Shower Room

6' 11" x 6' 7" (2.11m x 2.01m)

Tiled and fitted with a white suite comprising; large walk in shower plus a range of vanity units with inset basin and concealed cistern low level W.C. Heated towel rail, vinyl floor and extractor.

## Balcony

## Outside

### Landscaped Communal Gardens

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

### Allocated Parking Space

Allocated space that belongs to the apartment.

### Tenure & Council Tax

Tenure - Leasehold . Balance of 999 years from 2019

Council Tax - D

### 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.

Ground rent- £430 per year.



## Floorplan