

YOUR PROPERTY EXPERTS

HUNTER  
LEAHY







Located on the top floor and so boasting an open southerly balcony, Apartment 25 is an immaculate example retirement living. Built in 2019 by the McCarthy & Stone, Bucklands is located perfectly for those looking for pleasant retirement living just a couple of minutes walk from Nailsea Town centre. Located conveniently on the second floor, accessed 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.

