



Total Area: 636 ft²

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Situated just off the High Street sits this purpose-built apartment, ideally located for shops and local amenities and also boasts single car parking facility. The Kitchen has built in appliances to include Washer / Dryer, Built in Fridge / Freezer and Electric Oven and Hob. The two bedrooms are a generous size as is the bathroom. The living room window overlooks one of the pedestrian areas and benefits a westerly aspect taking advantage of any late afternoon and evening sunshine. Two bedroom apartments in central Nailsea are rare so an early viewing is highly recommended.



ROOM DESCRIPTIONS

Communal Entrance

Secure entrance door in to a clean, bright and airy communal hallway. No3 is located on the right.

Entrance Hall

Panelled doors leading to bright open plan Living Area, Both Bedrooms and Family Bathroom. Airing cupboard housing immersion tank.

Kitchen Area

Fitted with a range of high gloss wall and base units with wood effect roll top work surfaces over. Inset stainless steel sink and drainer with swan neck mixer tap over and tiled splashbacks. Inset electric oven, hob and extractor over. Integral fridge, freezer and washer/dryer. Wood effect vinyl flooring.

Living Area

UPVC double glazed picture window to front. Dimplex electric heater.

Bedroom One

11' 9" x 10' 0" (3.58m Double glazed skylight window. Dimplex wall heater.

Bedroom Two

13' 9" x 9' 7" (4.19m x 2.92m)
Double glazed window to front. Dimplex wall heater.

Bathroom

Tiled and fitted with a white suite comprising; P shaped bath with thermostatic waterfall shower and separate handheld attachment, vanity unit with inset hand wash basin with mixer taps and tiled splashbacks and separate Low Level W.C.

Tenure & Council Tax Band

Tenure: Leasehold
Council Tax Band: A

Management Charges, Ground Rent and Lease Information

Management Charges: £525 per quarter
Ground Rent: £50.00 per annum
Lease Information: The current leases ends in 2141 (115 years remaining)

Parking

The property comes with a parking permit.

