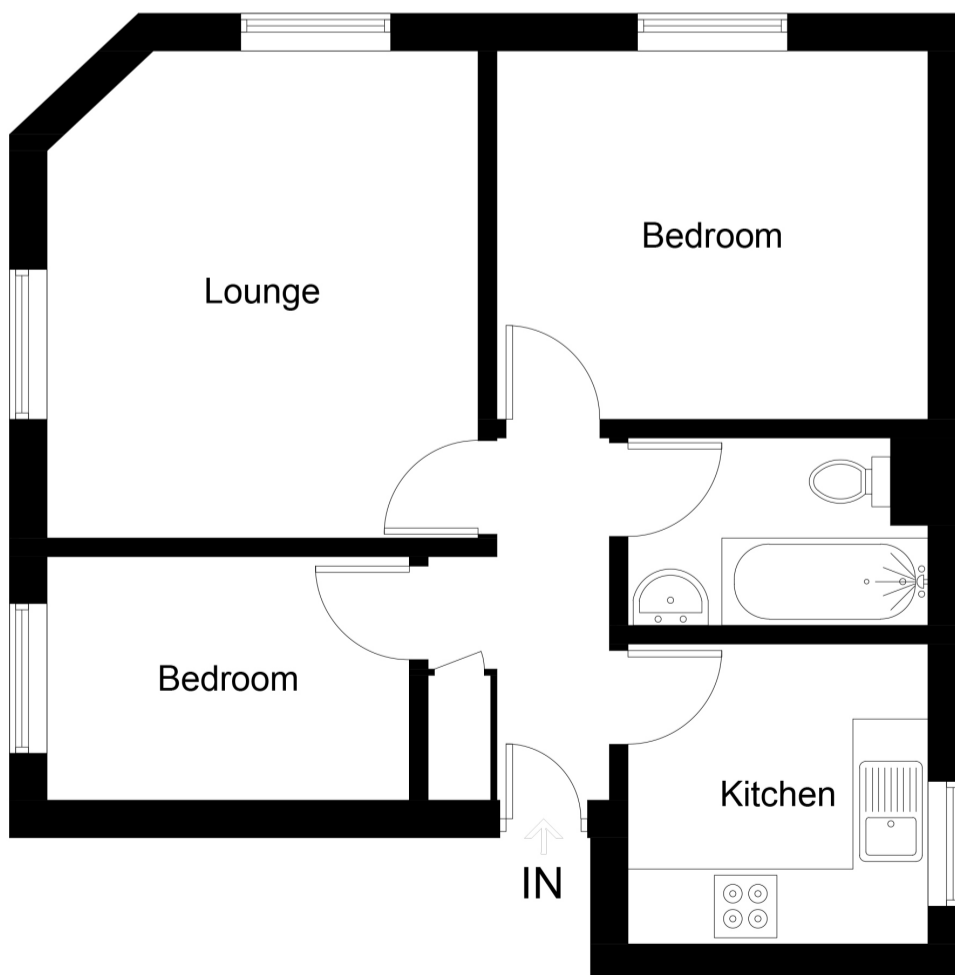




12 Woodhill Views

Approximate Gross Internal Area = 44.8 sq m / 482 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	76
(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	

For illustrative purposes only. Not to scale. ID995033
 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



Situated on the second floor is this two-bedroom apartment. Purpose-built in the 1980s with the balance of a 999-year lease. These properties are always popular and two-bedroom versions are rare in the market. Woodhill Views properties benefit by being within walking distance from the town centre as well as public transport links. The property briefly comprises; Entrance Hall, Living Room with far-reaching views, Kitchen, Bathroom and two bedrooms. Outside there is an allocated parking space and communal gardens.

We understand from the seller that some items of furniture and white goods could be included in the sale price.



ROOM DESCRIPTIONS

Communal Entrance

Entered via main door. Stairs rising to upper level apartments.

Entrance Hall

Entered via hardwood fire door. Telephone entry system. Storage cupboard. Doors to; living room, kitchen, bedrooms 1 & 2 and bathroom.

Living Room

11' 4" x 9' 8" (3.45m x 2.95m)

A bright and airy room with dual aspect UPVC double-glazed windows to side and rear. Radiator. TV point.

Kitchen

7' 10" x 7' 6" (2.39m x 2.29m)

Fitted with a range of wall and base units with complimentary roll edgework surfaces above and tiled splash backs. Inset stainless steel sink and drainer with mixer tap. Built in electric oven and Ceramic hob above. Space and plumbing for washing machine and upright fridge/freezer. Vinyl flooring and radiator. UPVC double-glazed window to rear aspect.

Bedroom 1

11' 4" x 9' 8" (3.45m x 2.95m)

Free standing wardrobes. UPVC double glazed window to side aspect. Radiator.

Bedroom 2

9' 5" x 6' 6" (2.87m x 1.98m)

UPVC double glazed window to rear with views across Nailsea and beyond. Radiator.

Bathroom

Fully tiled and fitted with a white suite comprising; panelled bath with thermostatic shower. Pedestal wash hand basin and low level W.C. Radiator.

Allocated Parking Space

Outside there is an allocated parking bay and bin stores.

Communal lawned gardens with rotary clothing lines. One allocated parking space.

Surrounding the property there are well cared for gardens with lawns and communal washing lines.

Tenure, Council Tax Band & Management Fees

Council Tax band "B" £1607.08 per year.

Leasehold Property with the Balance of a 999-year lease.

Management fees £85.00 per month.

