

£395,000  
Leasehold



HUNTER  
LEAHY  
YOUR PROPERTY EXPERTS



### Features

- No Onward Chain
- Fantastic Position Close To Shops & Amenities
- Superb 2 Bedroom Top Floor Apartment
- Management fees As Per A 1 Bedroom Apartment
- Entrance Hall & Cloakroom
- Living Room With Delightful Views
- Kitchen with Appliances
- 2 Bedrooms
- Shower Room
- Communal Gardens, Mobility Scooter Storage & Non Allocated Parking

### Summary of Property

This fabulous top floor two Bedroom apartment is noted for its incredible storage capability and far reaching views. Sapphire Lodge is a popular retirement complex, considerably designed by the builder Churchill, who specialise in retirement living. Set in the heart of Nailsea, with easy access to the shops, restaurants and amenities, no.29 was purchased off plan and chosen for the well balanced space it offered. Beautifully maintained throughout, the accommodation briefly comprises; Entrance Hall, Cloakroom, Large Living Room, fitted Kitchen with appliances, two bedrooms with built in storage and shower room. . Certainly the place to live if you are looking for an independent living lifestyle. Sapphire Lodge offers you beautiful managed surroundings, with an Owners Lounge and coffee bar, Guest Suite available at a small charge, landscaped gardens and lovely communal hallways and a lift to all floors. Offered for sale with no onward chain.

# Room Descriptions

## Communal Entrance

### Main Door Access

Level access from the front path with well-lit security lighting, intercom camera access and electrically operated main door opens onto an entrance vestibule which in turn has electrically operated door opening onto the Owners Lounge.

### Apartment 29

#### Entrance Hall

Entered via composite door. Large built in storage cupboard containing electricity fuse board, hot water tank, light and power.

#### Cloakroom

Tiled and fitted with concealed cistern low level W.C. and wash basin. Heated towel rail.

#### Living Room

14' 4" x 9' 2" (4.37m x 2.79m)

An incredibly spacious room with a large UPVC double glazed window to front. Feature fireplace with electric fire inset. Two radiators and door to Kitchen.

#### Kitchen

9' 4" x 7' 0" (2.84m x 2.13m)

Fitted with a contemporary range of wall and base units with square edge work surfaces over. Inset stainless steel sink and drainer with tiled splash backs and mixer tap. Electric oven, hob and extractor over. Integral fridge, freezer and washing machine. UPVC double glazed window to side. Vinyl floor and extractor.

#### Bedroom 1

14' 4" x 9' 2" (4.37m x 2.79m) max to wardrobe fronts.

Built in wardrobe. UPVC double glazed window to front. Radiator and opening to Dressing Area.

#### Dressing Area

Feature skylight and door to generous eves storage.

#### Bedroom 2/ Study

11' 4" x 9' 7" (3.45m x 2.92m)

Feature skylight and large storage cupboard. Radiator and space for condenser dryer.

## Shower Room

Fitted with a white suite comprising shower quadrant with thermostatic shower, vanity unit with inset basin and concealed cistern low level W.C. Heated towel rail and extractor.

## Owners Lounge & Coffee Bar

The owners lounge is very welcoming with superb decor and modern furniture with a feature fireplace and television. A perfect place to socialise with other residents and friends. The coffee bar is fitted with a coffee machine which makes the perfect beverage so you can take a seat at one of the many tables or sofas to socialise and enjoy the view over the landscaped gardens. Events are arranged on a frequent basis but not compulsory to join in. There is also a Guest Suite which can be hired for a small charge.

## Communal Gardens

The landscaped gardens are beautifully presented and surround the main building and offer relaxing walks through the gardens or you can sit and enjoy the sun at one of the many sun or patio areas, there is also a pergola with timber decking. Around the vast grounds are a variety of colourful flowers and shrubs, trees, pathways and long lawns.

## Mobility Scooter Storage

There is a timber built structure used for storage of electric mobility scooters and electric points.

## Parking

Parking spaces are available on a first come first serve basis.

## Tenure & Council Tax Band

Tenure: Leasehold. Balance of 125 years.

Council Tax Band: C

## Management Fee & Ground Rent

Management Fee: £3,552.00 per annum

Ground Rent : £818.00 per annum fixed until 01.05.2030



