

LAUREL & WYLDE

E S T A T E A G E N T S



Flat 11, Elmsett Hall Glanville Road, Wedmore, BS28 4AD Offers in excess of £280,000

*** PLEASE CLICK ON THE VIDEO TOUR TAB TO SEE OUR AMAZING VIDEO *** HUGE TWO BEDROOM TOP FLOOR APARTMENT WITH IT'S OWN PRIVATE 'VIEWING TOWER' *** LIVING ROOM / FAMILY ROOM *** KITCHEN WITH STEPS UP TO THE VIEWING TOWER *** TWO LARGE BEDROOMS *** MASTER EN-SUITE BATHROOM *** SEPARATE SHOWER ROOM *** LARGE AIRING CUPBOARD *** STORE CUPBOARD *** DESIGNATED PARKING *** COMMUNAL BIN STORES *** COMMUNAL GROUNDS & GARDENS *** NO ONWARD CHAIN ***

Lounge



Turret



Kitchen





Views from Turret



Master Bedroom



En-Suite



Bedroom Two



Shower Room



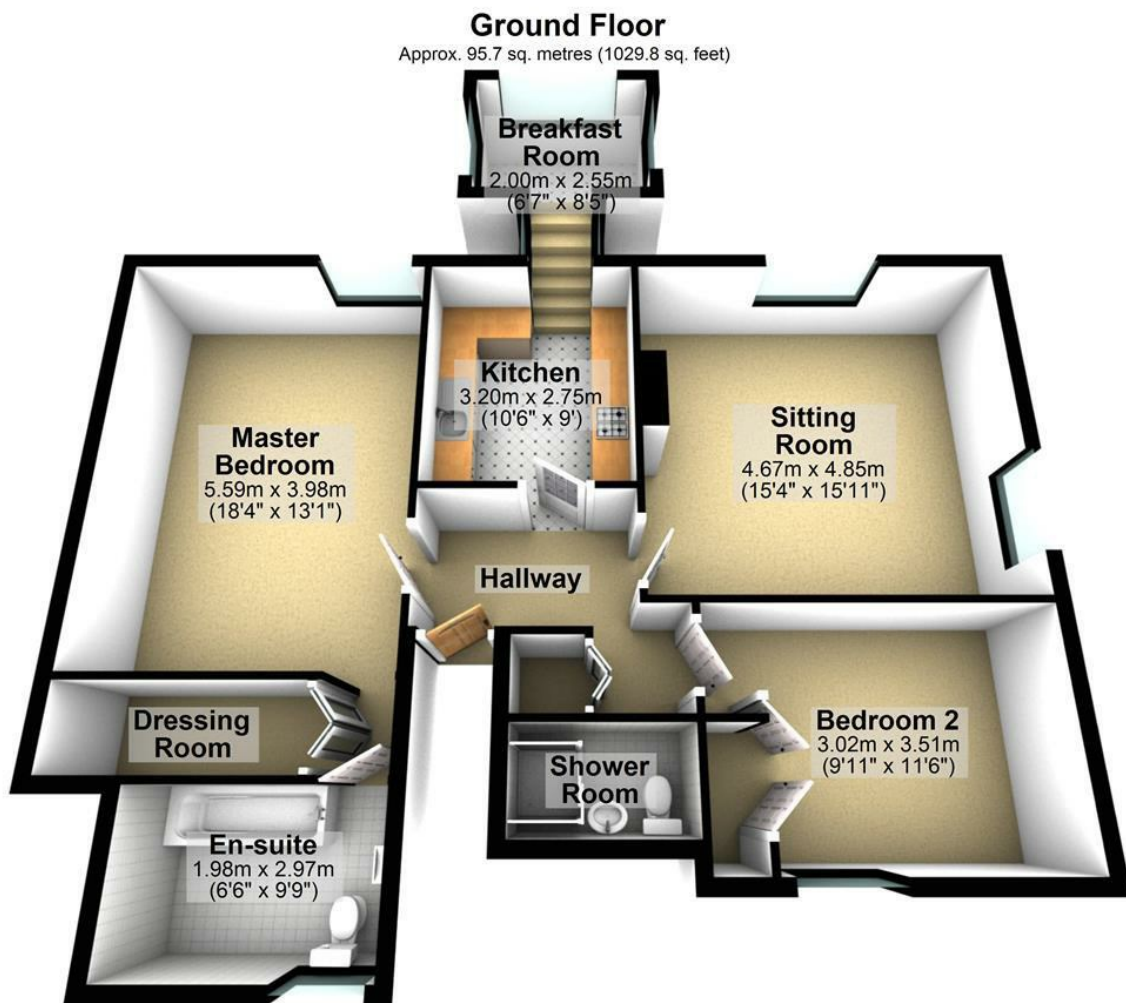
Parking



Communal Entrance and Lift



Communal Gardens



Total area: approx. 95.7 sq. metres (1029.8 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	