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Perrett Way, BS20

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A spacious two bedroom ground floor flat with allocated parking located in the picturesque area of Ham Green. The flat would ideally suit those looking for a first home, investment property or those who are after single storey living.

ACCOMMODATION

Lounge

Kitchen

Bathroom

Master Bedroom with en-suite

Additional bedroom

Bathroom

Allocated parking

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DESCRIPTION



Located in the picturesque setting of Ham Green and mere minutes from Portishead and Bristol is this purpose built two bedroom ground floor apartment with allocated parking. The property would ideally suit those looking for their first home, investment buyers or those who are after single storey living.

Upon arrival at the property the external door leads through to the communal hallway, from here the front door of the flat can be found, this in turn leads into the main hallway of then flat. Once inside the hallway there are doors which lead to the relevant rooms within the property.

At the far end of the hallway is the spacious living room which can also accommodate a dining table and chairs, although there is ample space in the kitchen for a table and chairs. The living room enjoys an outlook over the adjoining green area.

Next to the living room is the kitchen, fitted with a range of wall and floor cupboards as well as a range of integrated appliances. The kitchen is further complimented tiled splashbacks, the kitchen is also able to accommodate a table and chairs, perfect for informal day to day dining.

Next to the kitchen is the family bathroom, with a panelled bath with a shower attachment, WC and wash hand basin, the suite is finished in classic white and is complimented by partly tiled walled splashbacks.

Head back into the hallway and take the door leading into the master bedroom, this is a well-proportioned principal bedroom benefitting from fitted wardrobes, windows overlooking the green area and an en-suite shower room. The en-suite offers a shower cubicle, WC and wash hand basin, all of which are finished in classic white.

Opposite the master bedroom is the second bedroom, this is a comfortable guest bedroom or could also be used as a home office, study or indeed child's bedroom.

SITUATION

Ham Green is a picturesque hamlet located near the village of Pill in North Somerset, just a few miles west of Bristol. This tranquil locale boasts a rich tapestry of history, from medieval pottery production to significant contributions to public health and today offers a serene environment with notable landmarks and natural beauty.

In recent years, Ham Green has evolved into a sought-after residential area, blending historical charm with modern amenities. Ham Green's blend of historical significance, natural beauty, and community spirit makes it a unique and cherished part of North Somerset, offering residents and visitors a glimpse into England's rich past while providing a serene environment for contemporary living.

Located on the periphery of Bristol and Portishead, Ham Green is a perfect spot for those who are looking for a semi-rural lifestyle, yet still with access to day to day facilities. The diverse culture within Bristol makes it an ideal destination for dining out, with a number of high-quality restaurants and brasseries within the Clifton area and throughout the city. The city is also home to a number of iconic landmarks including Brunel's Clifton Suspension Bridge and the impressive SS Great Britain.

Bristol also boasts a modern shopping centre in the heart of the city, Cabot Circus which offers a broad spectrum of shops and dining facilities. On the northern side of the city just off junction 17 of the M5 is the regional shopping centre Cribbs Causeway, again offering a plethora of shops, restaurants, and leisure facilities.

The Heritage city of Bath is also within easy reach of the property. Famed for its Georgian architecture Bath is home to the Roman Baths and is a popular destination for locals and tourists. The city also boasts a racecourse for the racing enthusiasts.

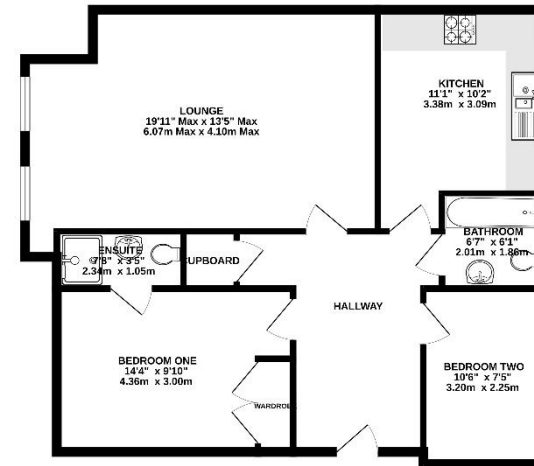
The M4 and M5 motorways are within easy reach. For those looking to travel further afield, Bristol International Airport is a little over 10 miles away and offers regular domestic and international flights.

GENERAL

Tenure – Leasehold 976 years remaining on the lease. £1,800.00 p.a. Service Charge. £264.00 p.a. Ground Rent. Services - Mains water, mains gas, mains electricity. Postcode – BS20 0HX. Energy Performance Certificate – C. Viewings - Strictly by appointment with the Vendors agent Northwood.

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GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA: 819 sq.ft. (75.9 sq.m.) approx.

