



- Offered for sale with no onward sales chain, a first floor apartment
- Light and airy dual aspect lounge with pleasant views
- Fitted kitchen with a good range of units and ample space for a dining table
- Two double bedrooms, master bedroom with ensuite shower room
- Bathroom with shower tap fitment, gas central heating
- Private allocated parking. Right



"Offered For Sale With No Onward Chain" A first floor apartment situated perfectly to enjoy convenient access for shops, amenities and regular public transport. Intercom access to a well maintained communal entrance hall with steps to first floor. Front doors leads into a central hallway with access to all rooms. There is a light and airy, open plan lounge kitchen with a pleasant dual aspect. The kitchen has a good range of units and there is natural space for a four seat dining table. Two double bedrooms, the master bedroom boasts an ensuite shower room. Separate bathroom. Gas central heating and acoustic glass triple glazing. Private numbered parking space. Annual management fee of £1016.00 paid every six months at £508.00, this fee covers buildings insurance, ground maintenance, cleaning of communal areas, car park and windows. Annual ground rent £125.00 per year. Agents Note: The property is to be sold with the remainder of its 150 year lease (formed July 2017).

Tenure: Leasehold

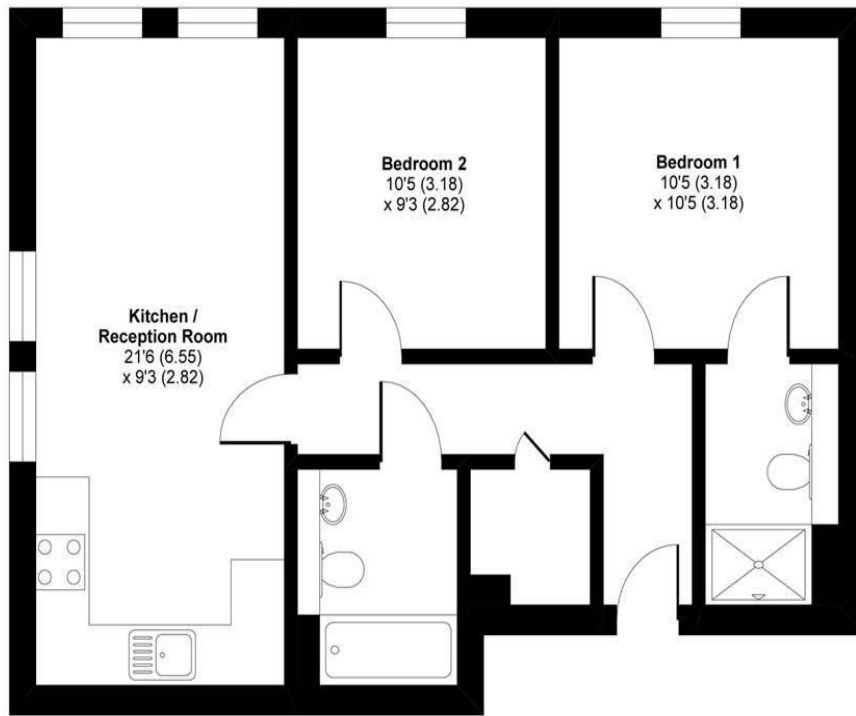
Council Tax Band: A



Marcroft Court, Frome Road, Radstock, BA3

Approximate Area = 610 sq ft / 56.7 sq m

For identification only - Not to scale



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.