



- A two bedroom ground floor apartment
- Presented in very good order
- Good size lounge/dining room
- Modern high gloss kitchen
- Main bedroom with en suite shower room
- Private parking space. Easily commutable to Bath & Bristol



***'A modern ground floor apartment that would be perfect for a first time buyer, those looking to downsize to something manageable or even an investment buyer!'***

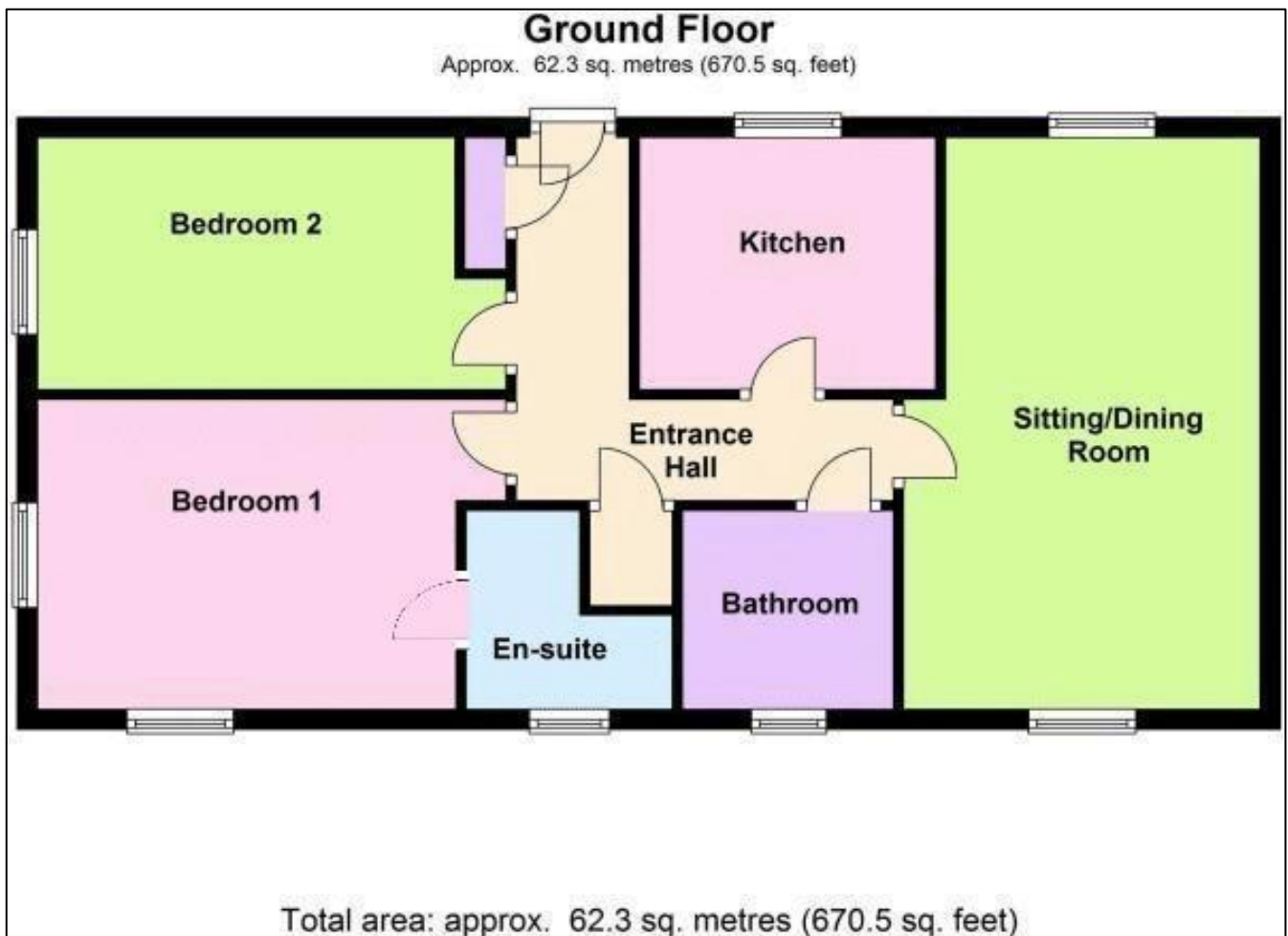
This two bedroom apartment is situated on the ground floor of this purpose built block and is accessed via a well maintained communal entrance hallway with intercom for the front door. The apartment itself provides an entrance hallway, a good size lounge/dining room, a fitted kitchen, two double bedrooms including an en suite shower room from the main bedrooms and there is a well presented bathroom. The apartment has double glazed windows throughout and electric heating. To the rear there is an allocated parking space for one car and a secure bin store.

AGENTS NOTE: The property is leasehold with the lease commencing during 2011 with a term of 145 years. Ground rent charge of £250 per year and a management fee of - £76.37 pounds per month which incorporates buildings insurance and upkeep of communal areas.

Clifford Drive forms part of a modern village development which is just ten miles from Bath city centre and thirteen miles from Bristol city centre making this property an ideal commuter base. Paulton village centre is a five minute walk to all its amenities.

**Tenure:** Leasehold      **Council Tax Band:** B





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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.