



- Purpose built ground floor apartment
- Convenient town centre location
- Open plan lounge, dining and kitchen
- Two double bedrooms, bathroom and an ensuite shower room
- Allocated parking space for one car
- Regular public transport to both Bath & Bristol



"A ground floor, two double bedroom apartment, right on the doorstep for shops and public transport"

The accommodation comprises a communal entrance hallway with intercom secure access. A private entrance hallway provide access to all rooms. There is an open plan lounge, dining room and kitchen with a dual aspect. Two double bedrooms, master ensuite and family bathroom with shower over bath. Mains gas central heating and acoustic glass double glazing. Externally there is a communal car park with allocated parking for one car. Secure bin and bike store.

Regular public transport to both Bath & Bristol pass through the town. Bath city centre is 9 miles and Bristol city centre is 17 miles.

Original lease commencement 2018 at 125 years. Approximate residue 119 year. Block management company; First Port. Annual management charge: £1276.48. Annual ground rent: £125.00.

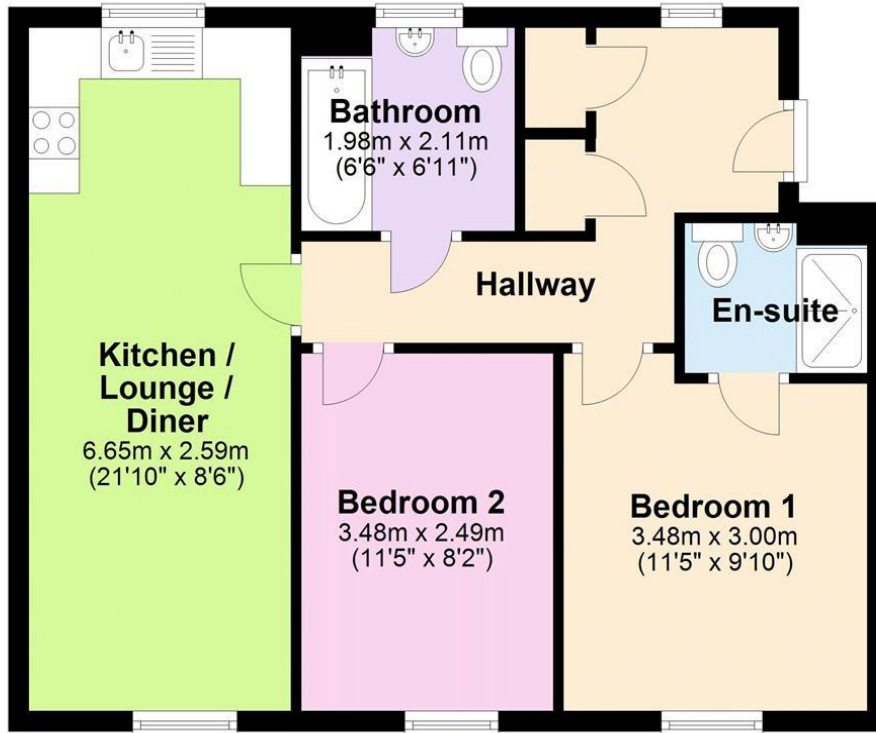
Tenure: Leasehold

Council Tax Band: A



Floor Plan

Approx. 53.4 sq. metres (574.8 sq. feet)



Total area: approx. 53.4 sq. metres (574.8 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given
Plan produced using PlanUp.

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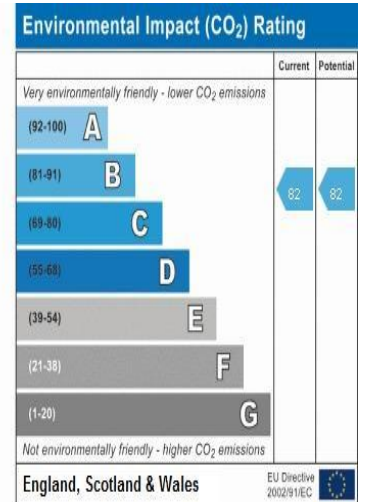
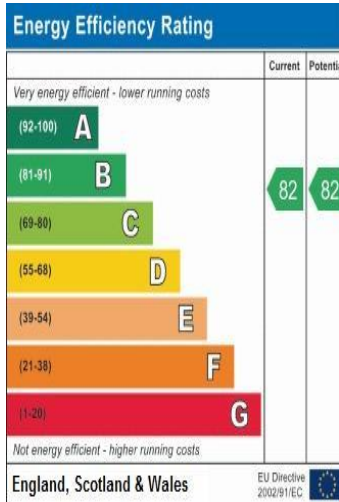


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01761 411020 or email us at sales@samchiversproperty.co.uk

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