



- A well presented two bedroom ground floor apartment
- Spacious lounge/dining room with doors to communal garden
- Two nice size bedrooms and a shower room
- Parking space and single garage
- Convenient location only minutes from the town
- Offered for sale with no onward chain



'Opportunities to purchase a ground floor flat at Church Court are rare and this one is in a lovely position on the development and of course is within walking distance of the town centre!'

This two bedroom ground floor apartment is located on the well kept Church Court development and is presented in tidy order and has accommodation comprising, entrance hallway with doors to all accommodation, good size lounge/dining room with French doors to the garden and a fitted kitchen with space for appliances. There are two pleasant size bedrooms and a shower room. The apartment also benefits mains gas central heating and double glazing.

The property has access to communal gardens, an allocated parking space and a single garage is located close to the property. Offered for sale with no onward chain. Communal refuse stores are also available.

MANAGEMENT AND LEASE TERMS: West of England Block Management; 01225 485910. Management fee - £600 twice yearly. Ground Rent; - £40 per year. Original lease term 999 years with an approximate residue of 953 years. The sellers have purchased a share of the freehold.

Church Court forms part of a purpose built development which is just a short walk from the High Street of Midsomer Norton with its services and amenities. Bath city centre is 11 miles in distance and Bristol city centre is 15 miles, making this apartment a great commuter choice.

Tenure: Freehold

Council Tax Band: B





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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.