



- A first floor one bedroom apartment
- Modern fully fitted kitchen
- Double bedroom and a bathroom
- Village location offering easy access to Bath
- Large communal rear gardens
- Offered for sale with no onward chain



***'A smart one bedroom first floor apartment that would make an ideal first purchase or investment give its proximity to the city of Bath!'***

This first floor, purpose built one bedroom apartment offers good size accommodation and is located approximately five miles from the city of Bath in the quiet village of Tunley. The property has a light and airy feel having been redecorated throughout with the accommodation comprising a smart and tidy communal entrance hallway with intercom entry system, storage cupboard and private door into the flat. Hallway with doors to all rooms, large lounge, modern and well fitted kitchen with pantry cupboard, one double bedroom and a family bathroom with electric shower over the bath and an airing cupboard. The property has access to the loft space, is double glazed and has electric heating. Offered for sale with no onward chain. Externally there is a communal garden shared between the four apartments in the block.

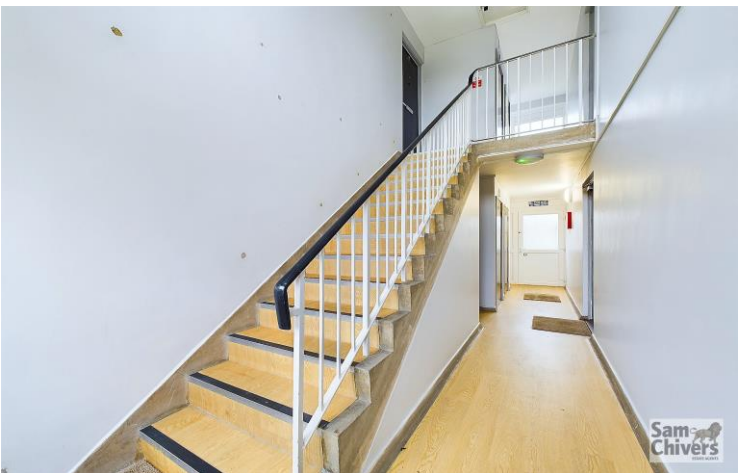
Tenure: Lease term 125 years from 3rd March 2003. Ground Rent is £10. Maintenance fees payable to Curo vary depending on planned maintenance. A lot of work has been done last few years with past three years as follows as a guide. 2024/25. £1996.00 - 2023/24. - £755. 2022/23 - £883. 2021/22 - £536.

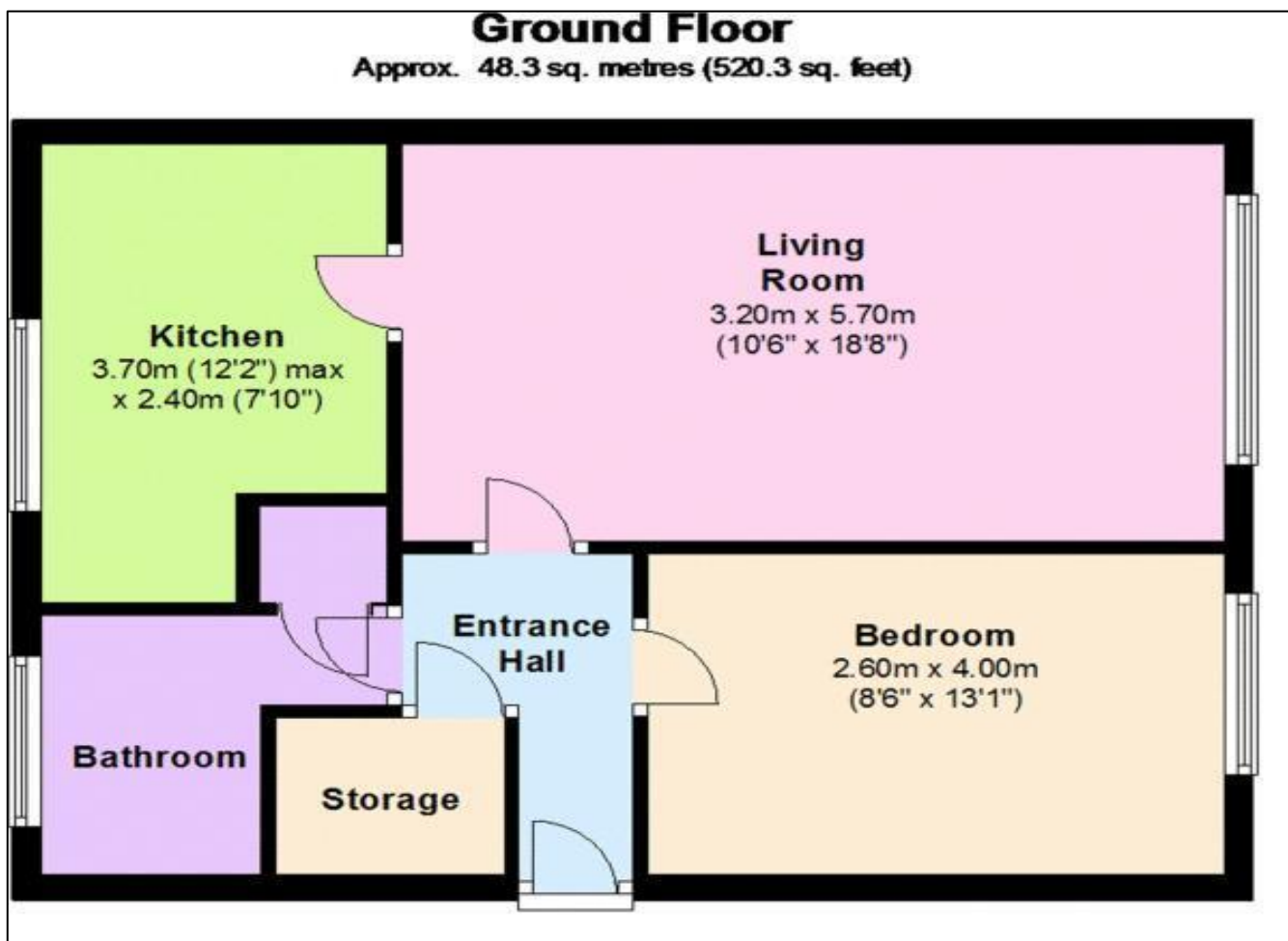
The village of Tunley is located just five miles from Bath city centre making this particular property the perfect commuter base. Bristol city centre is fourteen miles and open countryside is easily accessible.

**Tenure:** Leasehold

**Council Tax Band:** A







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 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:

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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.