



- A good size one double bedroom ground floor flat
- Quiet location and close to Secondary School
- Ample off street parking and communal areas
- Lounge overlooking communal gardens
- Ideal first purchase or potential investment opportunity
- Offered for sale with no onward chain



'A one bedroom ground floor apartment which would potentially make a great starter home or an investment opportunity!'

This light and bright ground floor apartment is situated close to local shops and schools and has ample off street parking available in the communal parking areas nearby. The apartment benefits from a lounge and separate kitchen, one double bedroom and an upgraded shower room. The property has been recently decorated, has double glazing, gas central heating and a walled communal garden.

Tenure: Leasehold with 98 years remaining on the lease. Ground rent £10 a year. Service charge £937 for 2024/25 and reviewed annually by Curo. There is also the option being offered by Curo to purchase the Freehold title on the property.

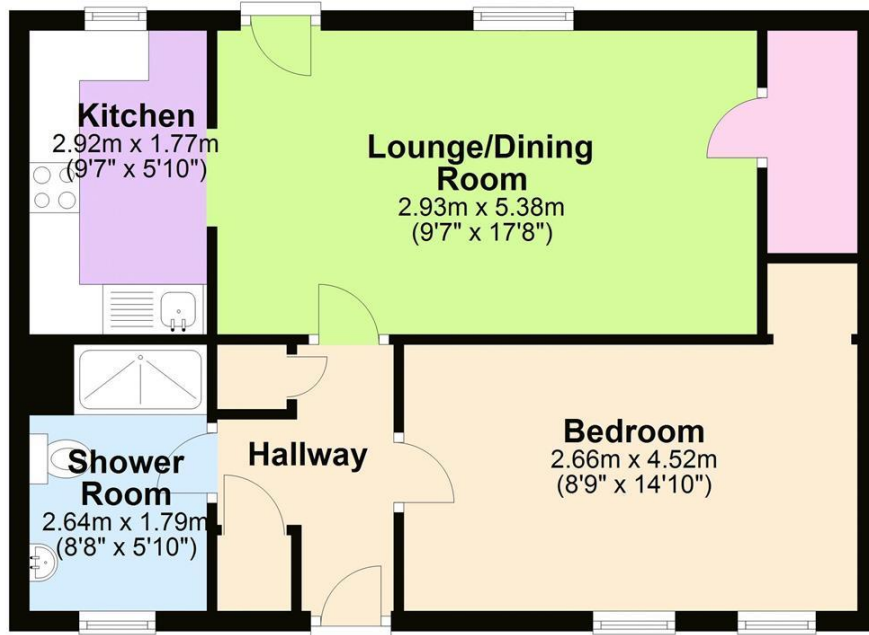
Located in the area of Writhlington the property is close to open countryside, a children's play park, a good primary and secondary school and regular public transport. If you are a football fan Radstock Town football club is a two minute walk with a thriving social club and The Fromeway is a good food pub nearby. The town of Radstock itself is just half a mile and Bath city centre is ten miles.

Tenure: Leasehold **Council Tax Band:** A



Ground Floor

Approx. 47.0 sq. metres (506.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	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.