



- A purpose built two bedroom second floor apartment
- Offered for sale with no onward chain
- Light and bright lounge and well fitted kitchen
- Two generous double bedrooms and a bathroom
- Allocated parking space at rear of the building
- Excellent first purchase or investment buy



***'A smart and well presented two bedroom second floor apartment that would make either a great first purchase or potentially an ideal investment opportunity with a healthy rental return!'***

This two bedroom apartment has recently been redecorated throughout and is now presented in excellent order and is ready to be moved into! The accommodation is a very good size and comprises a communal entrance with intercom entry system and stairs which rise to the private entrance door to the apartment on the second floor. On entering the flat there is a hallway with doors to all rooms and a storage cupboard, spacious lounge, compact and well fitted kitchen with a selection of integrated appliances, two generous size double bedrooms and a main bathroom in smart and tidy order. GCH and double glazing. Offered for sale with no onward chain.

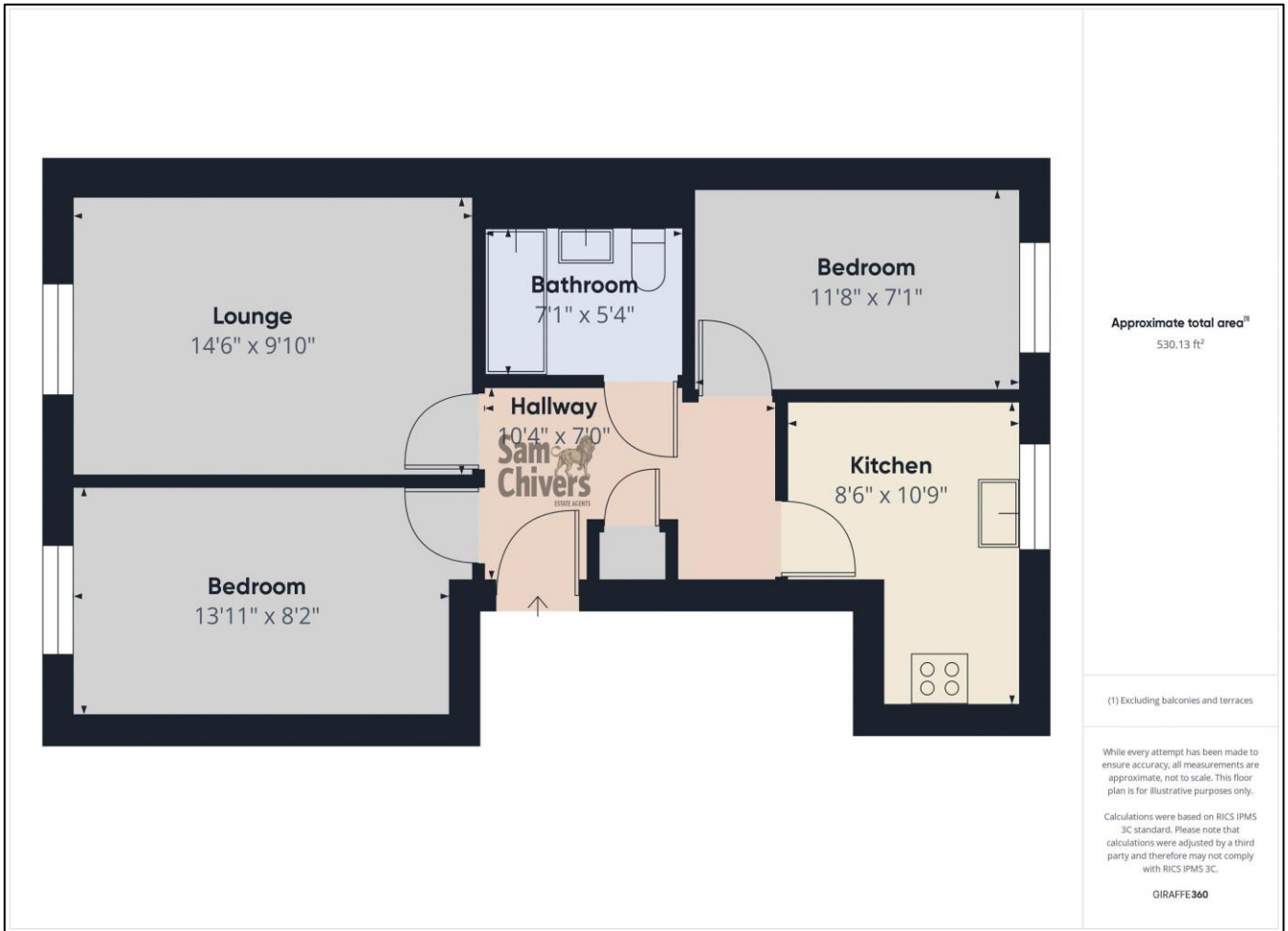
Externally the property has a shallow front communal area and to the rear there access to one private parking space.

Agents Note: Tenure - Leasehold. The property is sold with 927 years remaining on its lease formed in 2003 and is subject to a service charge of £546 payable bi-annually to Norwood Property Management Ltd.

The property is conveniently positioned on Millards Hill and is within walking distance of the town centre amenities, the Midsomer Norton/Radstock Greenway and public footpaths. For those looking to commute, the nearby cities can be reached within approx 30 minutes drive.

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





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	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](mailto: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.