



- A first floor apartment situated in a convenient location with views
- Light and airy lounge dining room with windows front and rear
- Fitted kitchen with sunny aspect. Mains gas central heating
- Two good sized bedrooms and attractive tiled shower room
- Garage located in a block adjacent to the property
- Five minute walk to the High Street. No onward chain!



"A first-floor apartment which enjoys pleasant views across the town and is located within a five minute walk of our busy High Street and regular public transport to Bath, Bristol & Wells".

Offered for sale with no onward chain!"

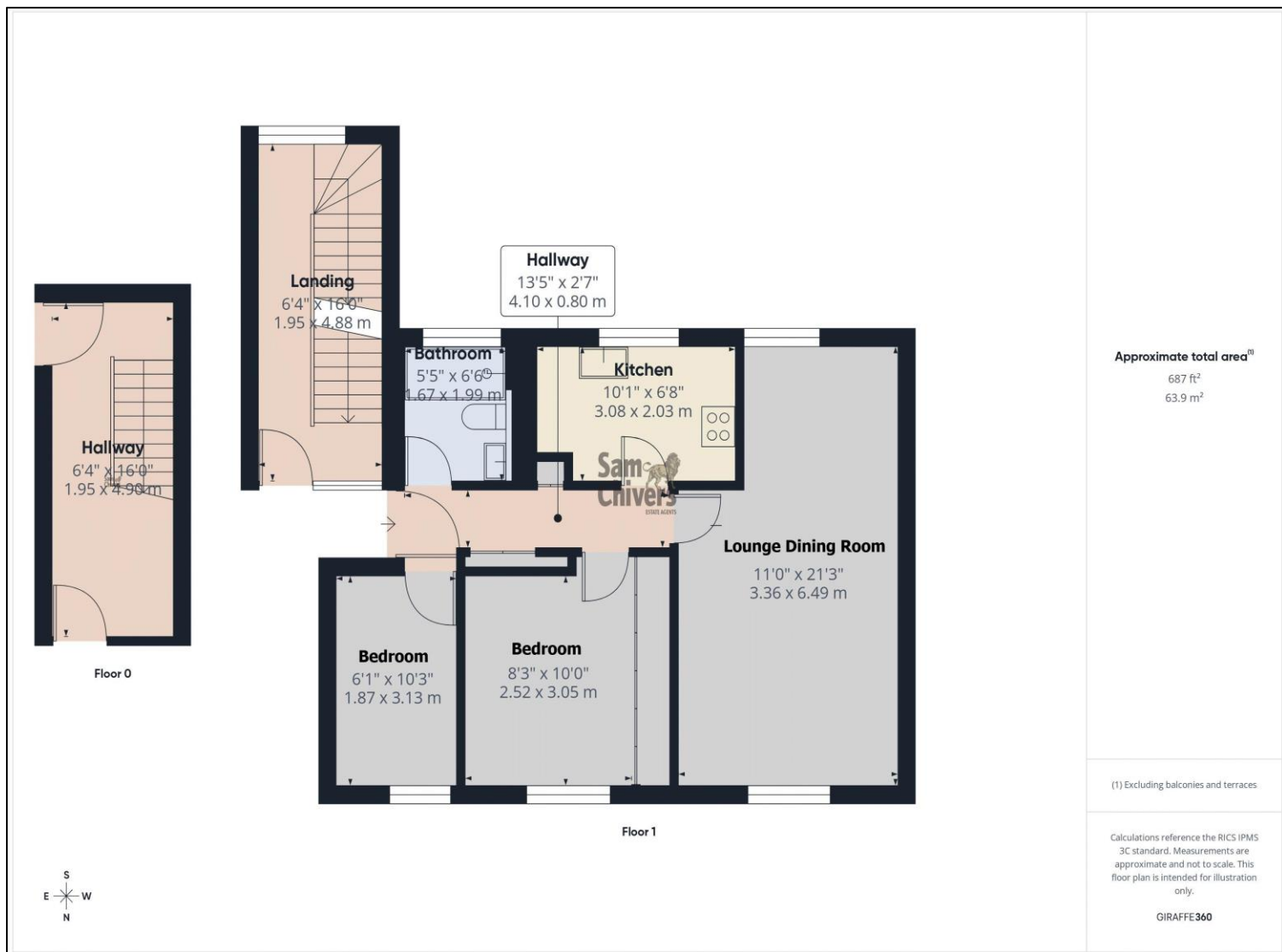
The accommodation comprises an entrance hallway with doors to all rooms. Lounge dining room with windows to front and rear. Fitted kitchen with a sunny view. Two good sized bedrooms. Attractive, modern shower room with tiled wall and vanity fitted furniture. Mains gas central heating and double glazing. Communal grounds and secure bin store. Garage is a block adjacent to the apartment.

Management company West of England Estate Management Co. (Accurate at time of publication). Management fee £102.00 per month which includes all external maintenance and buildings insurance. Ground Rent £36 per year. The property is offered for sale with vacant possession and is ready for occupation. Original lease of 999 years with an approximate lease remaining on 952 years.

**Tenure:** Leasehold with a lease residue of approx. 952 years. **Council Tax Band:** A







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 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.