

Silver Street Nailsea BS48 2BP

£289,950

marktempler

RESIDENTIAL SALES





**Property Type**  
Retirement Flat -  
Retirement



**How Big**  
716.00 sq ft



**Bedrooms**  
2



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Electric Heating



**Parking**  
First come, first  
served



**Outside**  
Patio and communal



**EPC Rating**  
C



**Council Tax Band**  
D



**Construction**  
Standard



**Tenure**  
Leasehold

A superb retirement apartment is located within a popular development, offering a peaceful and welcoming community atmosphere. Positioned on the desirable garden level, the apartment features two spacious double bedrooms, ideal for comfortable living. The modern bathroom includes a bath and a separate shower, providing convenience and relaxation.

The bright and airy kitchen boasts ample storage space and overlooks the beautifully maintained communal gardens. For those who enjoy outdoor living, the apartment includes a private patio that adjoins the gardens, offering a tranquil spot to relax and unwind.

Residents can enjoy the benefits of a communal lounge with a kitchenette, perfect for hosting or participating in regular social activities. There is also a visitor suite available, and parking is available on a first-come, first-served basis.

Additional features include lift access to the garden level, an in-house laundry room operated on a rota basis, and 24/7 emergency pull cords for peace of mind. The full-time on-site house manager is available to assist with any needs, and the development is ideally positioned within a level walk of Nailsea Town Centre, providing easy access to local amenities.

This property offers the perfect balance of independence and support in a friendly and well-maintained environment.



Spacious retirement apartment with garden-level access, private patio, modern amenities, communal areas, parking, and on-site management, positioned close to Nailsea Town Centre.

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#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

**Proof of Funding** - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

**Proof of Chain** - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



## Material Information

### UTILITIES

Mains electric, water and drainage. Electric heating. This information has been provided by the sellers and is correct to the best of our knowledge

### BROADBAND AND MOBILE COVERAGE

Standard broadband available with highest available download speed 22 Mbps and highest available upload speed 1 Mbps. You may be able to obtain broadband service from fixed wireless access providers covering this area - EE, Three

Mobile coverage is limited to likely.

This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.

### LEASE INFORMATION

125 year lease from 01/01/2009

Service Charge = £5092.02 pa

Pets are not allowed.

Building is managed by First Port.

The lease permits letting - Not permitted

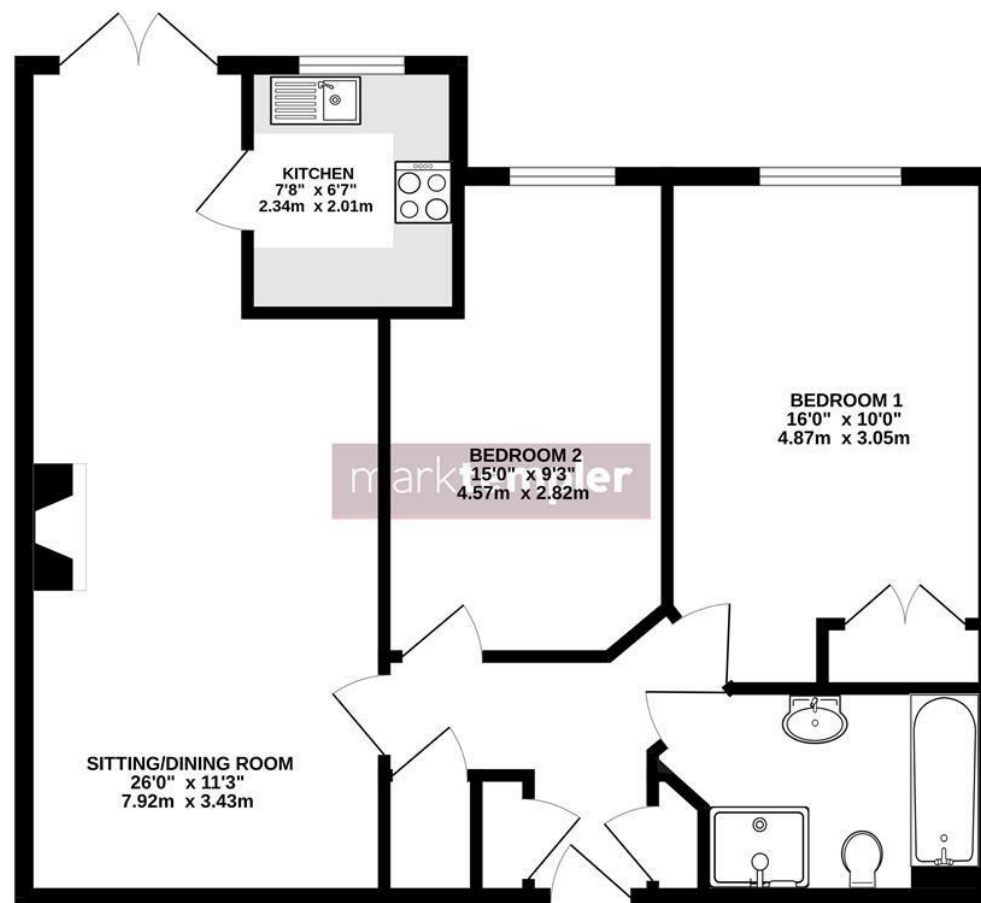
Holiday lets/Air BNB – We are unable to confirm whether the lease allows for holiday lets or Air BNB. Please advise us if you are interested in the property for this purpose and we will do our best to advise prior to arranging a viewing.

This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.

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GROUND FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA: 716 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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