



Apt 4, 7 Crown Glass Place, Nailsea

Guide Price £180,000



Apartment 4

7 Crown Glass Place, Bristol

This well-presented two double-bedroom first-floor apartment is ideally located in the heart of Nailsea Shopping Centre, offering immediate access to a range of shops, amenities, and transport links. With no onward chain, this property is ready for immediate occupation and is perfect for first-time buyers, investors, or downsizers.

Accessed via a secure intercom entry system, the apartment is situated on the first floor and is in excellent condition throughout. The entrance hall includes a storage cupboard and leads to the bright and spacious open-plan kitchen and living area. The modern kitchen features sleek white units, an integrated fridge/freezer, dishwasher, and washing machine, as well as a breakfast bar, making it a practical and stylish space to cook, dine, and relax.

Both bedrooms are generous doubles, providing comfortable accommodation. The good-sized bathroom is fitted with a white suite, vanity unit, and a bath with shower over, complemented by tiled flooring, windows, and a light lantern that floods the space with natural light.

Parking is available via the management company for a minimal charge, subject to availability.



Apartment 4

7 Crown Glass Place, Bristol

With its fantastic central location, modern interior, and easy access to local conveniences, this apartment is a superb opportunity for those seeking a comfortable and convenient home in Nailsea.

- 2 Double Bedrooms
- No Chain
- Open plan Kitchen/Living Space
- Kitchen With Integrated Appliances
- Great Location
- Very Good Condition
- Parking Space on Application
- First Floor Apartment

Lease Length: 115 years remaining

Service Charge: £1768 per annum

Ground Rent: £50 per annum



Hall

14' 1" x 7' 10" (4.30m x 2.40m)

Open Plan Kitchen/Living Room

12' 6" x 19' 4" (3.80m x 5.90m)

Bedroom 1

8' 6" x 14' 5" (2.60m x 4.40m)

Bedroom 2

10' 2" x 10' 10" (3.10m x 3.30m)

Bathroom

5' 7" x 8' 10" (1.70m x 2.70m)

NAILSEA: Nailsea is a popular, family-friendly commuter town located 8 miles southwest of Bristol. It offers excellent transport links, including a shared railway station with Backwell, providing direct services to Bristol and London. The town is home to a secondary school with specialist status in Technology and Media Arts, as well as several primary and infant schools, playgroups, and a special needs school, Ravenswood. Nailsea's shopping centre provides a variety of amenities, including banks, cafes, shops, and healthcare services. The town features a diverse range of properties, from charming village cottages to modern executive homes, catering to various preferences and needs.



Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

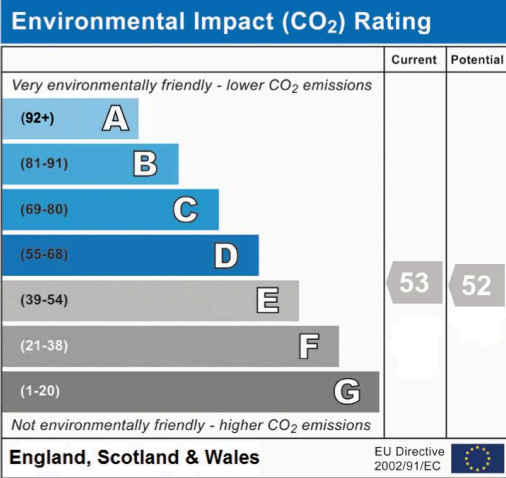
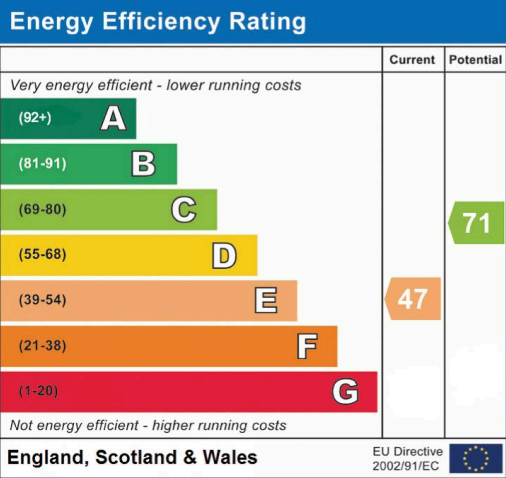
EPC Environmental Impact Rating: E

First Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

Apartment 4, 7 Crown Place, Nailsea





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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

