



1 ABONA COURT,
SEAMILLS, BS9 2DY

GOODMAN
& LILLEY



Leasehold Information

125 years from and including 16th May 2006
Current Service Charge: £321.28 per month
Current Ground Rent: £349.56 per annum

Communal Entrance

Via entry system, stairs or lift to first floor.

Hall

Door into hallway, airing cupboard, doors to all rooms.

Shower Room

Double glazed window to side aspect. Low level wc, sink, shower with folding seat, hand rails, wall heater.

Lounge

Double glazed window and door to rear aspect, storage heater, cupboard, electric coal effect fire.

Bedroom

Window to rear aspect,

Kitchen

Double glazed window to front aspect which looks out onto the corridor. fitted with a range of wall and base units with roll top work surfaces. stainless steel electric hob with extractor fan over, electric oven. Stainless steel sink with mixer tap over. Integrated washer/dryer, Integrated fridge and freezer.

Communal Areas

There are communal lounge and gardens, guest rooms and

parking. It benefits from a lovely community feel with regular events and the nearby community café and shops are nearby.

Communal Gardens

There are gardens surrounding the building where you can sit and enjoy the sunshine.

-
- Ground Floor Retirement Apartment
 - Fitted Kitchen
 - No Onward Chain
 - Spacious Double Bedroom
 - Open Plan Living/Dining Room
 - Highly Desirable Retirement Development

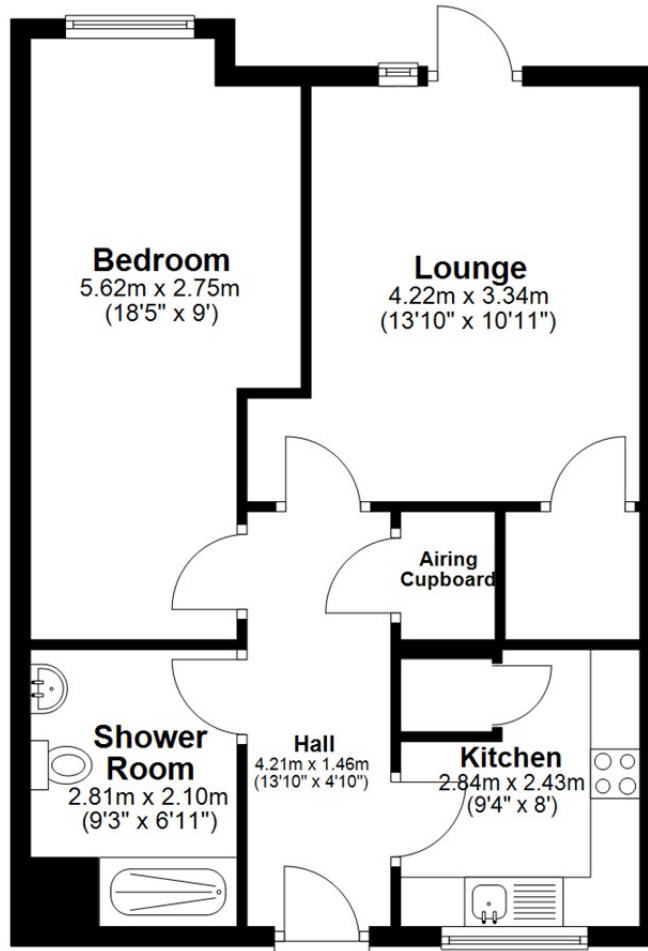


GUIDE PRICE £115,000



Ground Floor

Approx. 55.6 sq. metres (598.0 sq. feet)



Total area: approx. 55.6 sq. metres (598.0 sq. feet)

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.