



1 Abona Court, Seamills, BS9 2DY
Guide Price £115,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

1 Abona Court, Seamills, BS9 2DY

Open Day...Wednesday 18th September from 11am to 3pm

A very rare opportunity to acquire this well-presented, spacious one bedroom ground floor retirement flat, attached to a converted period church in the leafy suburb of Sea Mills. The property is only available to the Over 60s and is offered to the market with no onward chain. The property comprises of a large entrance hallway, kitchen with a variety of integrated appliances, lounge/ diner , large master bedroom with view of the gardens. The shower room is a spacious and modern wet room for ease of use. The apartment offers independent living, with communal facilities for residents to meet and participate in activities such as the weekly coffee mornings.

Further benefits include:

Pull-cord call system in all rooms for 24hr assistance, included in the maintenance charge, and a housing manager who spends one day a week on site, otherwise available by phone or email.

Furthermore in the development there are the following communal facilities: Attractive communal gardens with separate area for washing lines, communal kitchen and sitting room, communal WC, en-suite guest room (subject to availability) , lift to upper floors, parking for residents (on a first come first served basis).

The property is offered with No Onward Chain and has its own entrance door.

The property is located in the heart of Sea Mills with great transport links with the train station and bus stops close and all the local amenities, nearby general stores with a post office, Transport Links and doctors' surgery . Furthermore there are local open green areas in Sea Mills Park, Stoke Lodge and the Kingsweston and Blaise Estate.

Viewing is highly recommended to fully appreciate the well maintained accommodation on offer here.

Call, Click or Come in and visit our experienced sales team-0117 2130333/
shire@goodmanlilley.co.uk

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: TBC

Services: Mains Water, Drainage and Electric.

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

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

13'10" x 10'11"

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

Bedroom

18'5" x 9'0"

Window to rear aspect,

Kitchen

9'4" x 8'0"

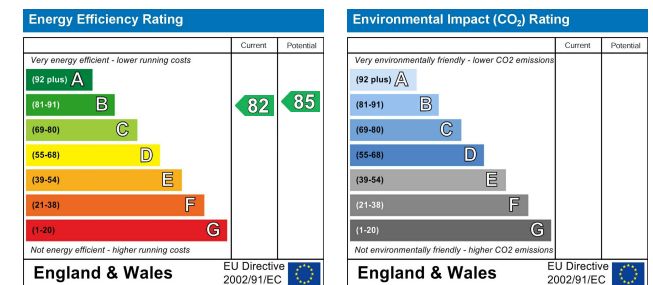
Double glazed window to front aspect which looks out onto the corridor. fitted with a range of wall and base units with roll top work surfaces. stainless steel electric hob with extractor fan over, electric oven. Stainless steel sink with mixer tap over. Integrated washer/dryer, Integrated fridge and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



Bristol

9 High Street, Shirehampton

Bristol BS11 0DT

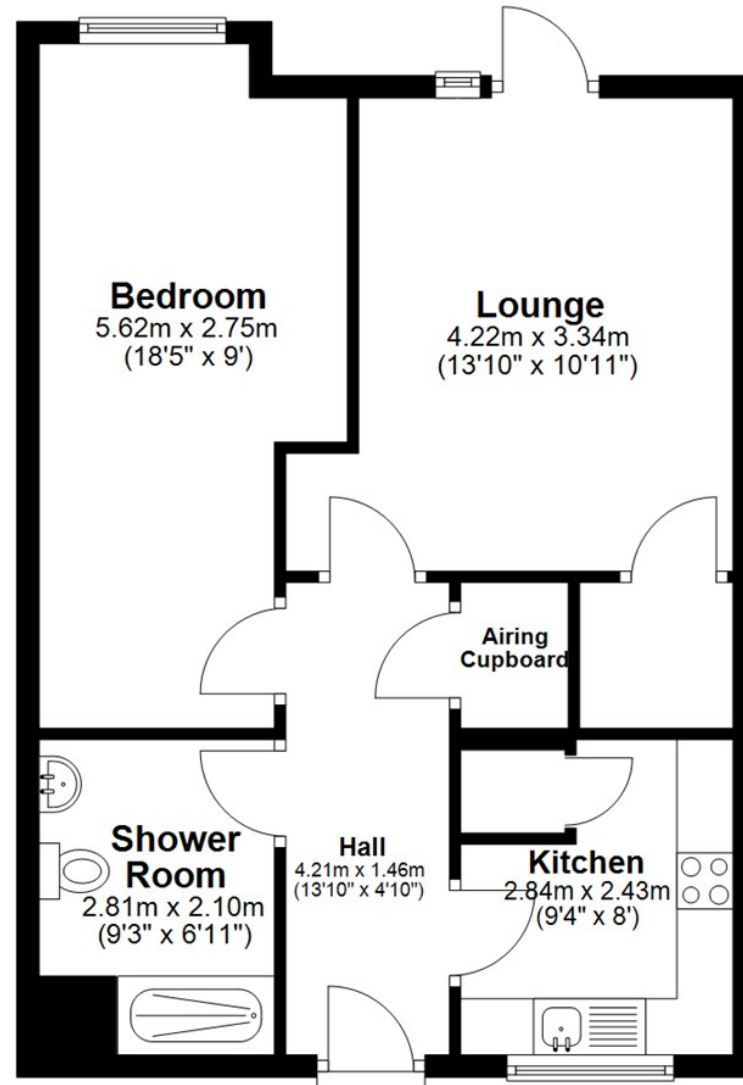
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Ground Floor

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



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



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 and 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.