



27 Miles Close, North Somerset, BS20 0LH  
Guide Price £180,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## 27 Miles Close, North Somerset, BS20 0LH

An opportunity to acquire a spacious two bedroom top floor apartment purchased through a discounted sales scheme with North Somerset at 80% of the full market value.

- Top floor apartment
- Affordable housing scheme
- Well presented throughout
- Open plan living space
- Allocated parking
- Communal gardens
- Quiet cul-de-sac location
- Great transport links to central Bristol

A great opportunity for all first time buyers looking for that ever important affordable first purchase. Located in the sought after setting of St.Katherines Park with a cricket pavilion, fishing lakes and woodland walks, this is a great location for young professionals looking for a relaxing life outside of the city and available with no onward chain.

In brief the light an airy accommodation comprises of: entrance hall, open kitchen/dining/living room, two bedrooms and a family bathroom. Externally the property benefits from communal gardens, allocated parking space and a number of visitor parking spaces.

Selling under a restricted sale scheme this is one affordable apartment is offered for sale not to be missed. To check if you fit the criteria of this housing scheme, call us today on 01275 430440/sales@goodmanlilley.co.uk and talk with one our property professionals to arrange an internal inspection.

M5 (J19) 0.5 miles, M4 (J20) 11 miles, Bristol Parkway 12 miles, Bristol Temple Meads 8.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Leasehold with management charges of

approximately £1200 and ground rent of £150 per annum.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: B

All viewings strictly by appointment with the agent Goodman & Lilley 01275 430440

### Accommodation comprising

#### Entrance

Secure front door opening to entrance hall, storage cupboard, airing cupboard housing recently installed hot water tank with additional shelving, electric storage heater, telephone point, access to roof space via loft hatch, doors opening to all principle reception rooms.

#### Kitchen/dining room

Fitted with a matching range of modern wood fronted base and eye level units with drawers and worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer and cooker with extractor hood over, vinyl, open plan to:

#### Living room

uPVC double glazed window to rear, electric storage heater, TV & telephone point.

#### Bedroom One

Enjoying a sunny aspect with uPVC double glazed window to rear overlooking playing fields, electric storage heater.

#### Bedroom Two

uPVC double glazed window to rear affording open views over playing fields towards Leigh Woods in the distance, electric storage heater.

### Bathroom

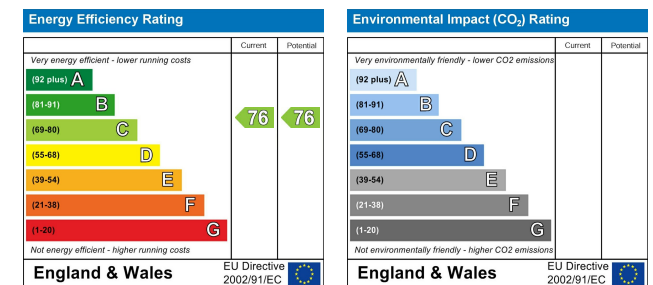
Fitted with three piece modern white suite comprising: low level WC, pedestal wash hand basin, deep panelled bath with hand shower attachment off mixer tap, tiling to splash prone areas, extractor fan, electric storage heater.

### Outside

The property benefits from one allocated parking space located immediately to the front of the property, enclosed lawned communal gardens lie to the rear of the property which are accessed through a secure timber gate to the side.

### Agent notes

To ensure you meet the criteria your legal representative should check the necessary criteria before proceeding with the purchase.



### Portishead

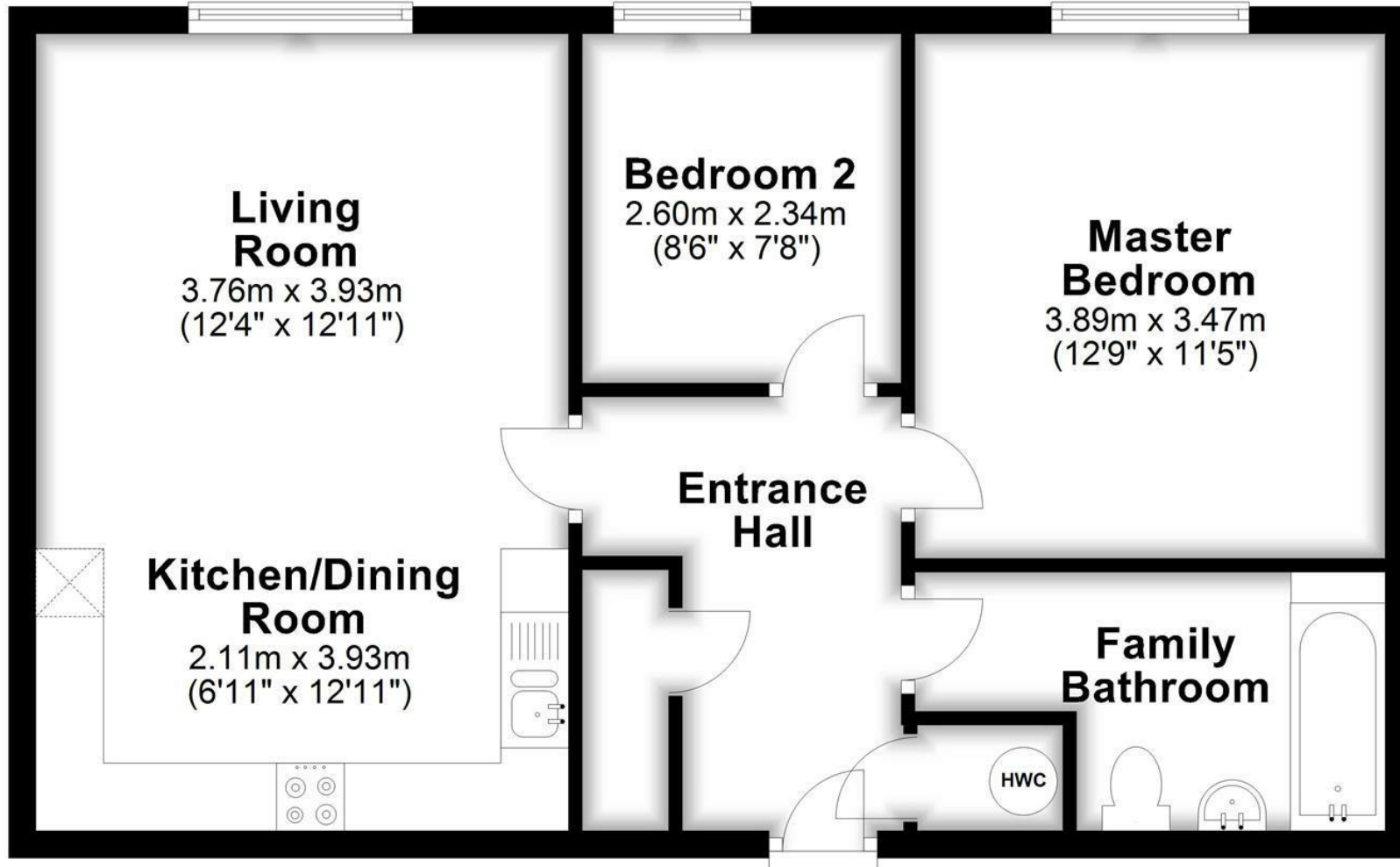
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[www.goodmanlilley.co.uk](http://www.goodmanlilley.co.uk)



# Second Floor

Approx. 59.0 sq. metres (634.6 sq. feet)



Total area: approx. 59.0 sq. metres (634.6 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.