



26 MILES CLOSE,
HAM GREEN, BS20 0LH

GOODMAN
& LILLEY



AN OPPORTUNITY TO ACQUIRE A SPACIOUS TWO BEDROOM SECOND FLOOR APARTMENT PURCHASED THROUGH A DISCOUNTED SALES SCHEME WITH NORTH SOMERSET AT 80% OF THE FULL MARKET VALUE.

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. In brief, the light an airy accommodation comprises entrance hall, open-plan kitchen/dining/living room, two double 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, (associated to North Somerset whether its working or living) call us today on 01275 430440/sales@goodmanlilley.co.uk and talk with one our property professionals to arrange an internal inspection.

M5 (J19) 1.5 miles, M4 (J20) 11 miles, Bristol Parkway 12 miles, Bristol Temple Meads 8.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Leasehold, Management- £1200 PA, Ground Rent - £366PA

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:-

- Second Floor Apartment
- 552 SQ FT
- Allocated Parking Space
- Popular Village Location

Entrance Hall

Secure front door opening to the entrance hall, airing cupboard housing hot water tank with additional shelving, electric storage heater, telephone point, entry phone, loft hatch, doors to all principle rooms.

Open-Plan Lounge/Diner

uPVC double glazed window to rear aspect, two electric storage heaters, TV point, open-plan to:

Kitchen Area

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, extractor fan, plumbing for washing machine, space for fridge/freezer and cooker.

Master Bedroom

uPVC double glazed window to front aspect, fitted double wardrobe, electric heater.

Bedroom Two

uPVC double glazed window to front aspect, electric heater.

Bathroom

Fitted with a three piece suite comprising; low-level WC with concealed cistern, deep panelled bath with mains shower over, vanity wash hand basin, tiled splashbacks, extractor fan, shaver point, obscure uPVC double glazed window to front aspect, chrome heated towel radiator.

Agents Notes

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

- Two Double Bedrooms
- Discounted Purchase Scheme
- Communal Gardens
- Affiliated To North Somerset To Qualify

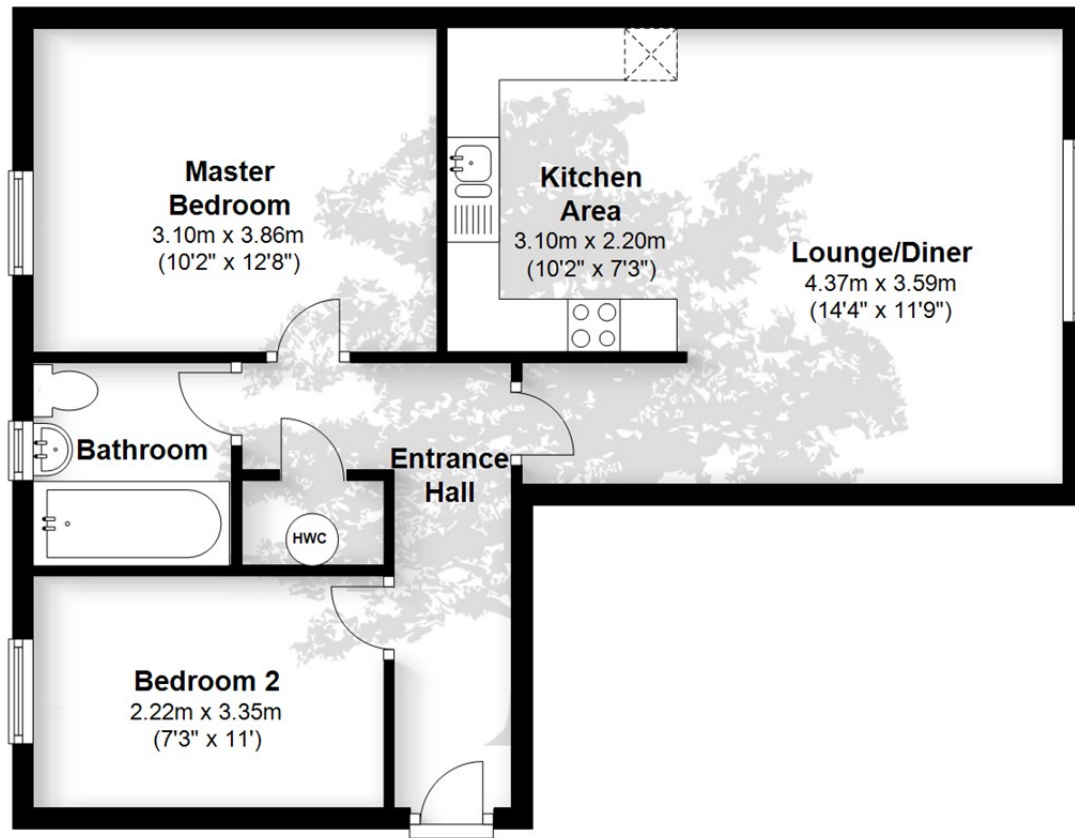


GUIDE PRICE £170,000



Second Floor

Approx. 51.4 sq. metres (552.8 sq. feet)



Total area: approx. 51.4 sq. metres (552.8 sq. feet)

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