



westcoast
PROPERTIES

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Sapphire Lodge

Nailsea, North Somerset

£255,000

EPC Rating C

**** NO ONWARD CHAIN **** A well presented double bedroom apartment situated in the popular retirement complex built by Churchill and offering the remainder of a NHBC home warranty. The apartment comprises of a secure entry system, entrance hall, lounge/diner with a feature fireplace, kitchen with integrated appliances, a double bedroom with built in wardrobes and a contemporary shower room. Sapphire Lodge benefits from a residents lounge, a coffee bar, a Lodge manager, a 24 hour Careline system, energy efficient, economical low carbon heating technology and communal gardens. An early viewing is highly recommended. EPC - C



PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

For a free market appraisal contact this office.

PLEASE NOTE:

1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Hallway

Storage Cupboard

Lounge/Diner 18' 6" x 10' 7" (5.63m x 3.22m)

Kitchen 7' 9" x 7' 1" (2.36m x 2.16m)

Bedroom 17' 5" x 9' 3" (5.30m x 2.82m)

Shower Room 5' 7" x 6' 11" (1.69m x 2.10m)

Additional Information

Council Tax Band C

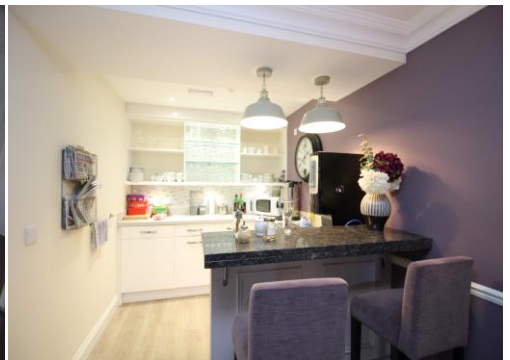


All measurements are approximate and for display purposes only
Total Area: 561 ft²

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Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are not included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

The Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the Estate Agent will be processed by the Estate Agent and the "Property Sharing Experts" group (of which it is a member) for the purpose of providing services with the business of an Estate Agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your Estate Agent.