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PROPERTIES

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Sapphire Lodge, Christ Church Close
Nailsea, North Somerset
£395,000

EPC Rating C

CHAIN FREE Sapphire Lodge is a purpose built retirement development built in 2016 to a high specification and situated close to the heart of Nailsea town with all its many shops and amenities. Certainly the place to live if you are looking for a lifestyle in your well deserved retirement. Sapphire Lodge should cater for most needs to give you independent living within beautiful managed surroundings with the benefit of a house manager and a secure entry system as well the benefits of a owners lounge, coffee bar, landscaped gardens, lovely communal hallways and a lift to all floors. The apartment in brief comprises of two double bedrooms both with built in furniture, a shower room and separate cloakroom, long hall with airing cupboard, a well proportioned lounge/dining room with feature fireplace, stunning views, a large walk in storage cupboard and a fantastic high gloss fitted kitchen with integrated appliances.



Entrance Hallway 24' 8" x 3' 4" (7.519m x 1.025m)

Lounge/Diner 14' 8" x 15' 4" (4.482m x 4.668m)

Kitchen 10' 9" x 7' 9" (3.268m x 2.370m)

Bedroom One 13' 6" x 11' 3" (4.105m x 3.427m)

Bedroom Two 10' 11" x 9' 5" (3.339m x 2.862m)

W.C. 5' 1" x 4' 1" (1.559m x 1.250m)

Shower Room 9' 7" x 5' 8" (2.931m x 1.735m)

Council Tax Band D

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.

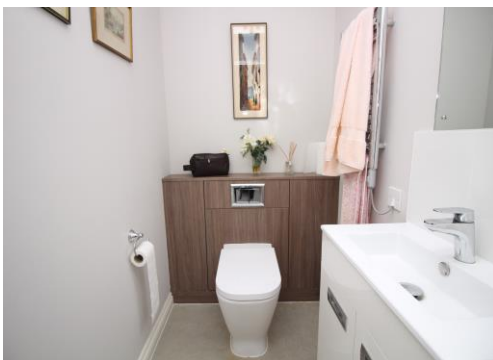


All measurements are approximate and for display purposes only

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The Data Protection Act 1998

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