



# 1 NICHOLSON ROAD, LOCKING PARKLANDS

£215,000

**COOKE & CO**  
your local property expert

## PROPERTY FEATURES

- PURPOSE BUILT APARTMENT
- GROUND FLOOR
- TWO BEDROOMS
- BALCONY
- FAMILY BATHROOM
- OPEN PLAN LIVING
- D/GLAZING & GAS C/HEATING
- 2 ALLOCATED PARKING SPACES
- NO ONWARD CHAIN

1 NICHOLSON ROAD, BS24 7NP



#### ENTRANCE HALL

Communal entrance with intercom entry system and door to the communal hallway.

#### ENTRANCE HALL

Wall mounted phone entry system. Storage cupboard. Doors to all rooms. Radiator.

#### BATHROOM

Three piece suite comprising of panel bath with mains shower over and shower screen, WC, pedestal wash basin, radiator, part tiled, extractor fan

#### BEDROOM ONE

12' 6" x 10' 6" (3.81m x 3.2m) Full length double glazed windows to side, radiator, built in double wardrobe

#### BEDROOM TWO

11' 2" x 8' 7" (3.4m x 2.62m) Full length double glazed window to side, radiator

#### KITCHEN DINING AREA

18' 5" x 10' 4" (5.61m x 3.15m) Range of wall and base units with work top over, splash backs, 1 1/2 bowl stainless steel sink drainer with mixer tap, built in electric oven and hob with extractor over . Integrated fridge freezer, dishwasher and washer/dryer.

Double glazed windows x 2, radiator

#### LOUNGE AREA

11' 8" x 8' 1" (3.56m x 2.46m) Double glazed patio doors leading to sheltered balcony

#### SERVICE CHARGE

approx. £1600 per annum TBC

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**Council Tax:**  
Band B  
**Local Authority:**  
North Somerset Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

enquiries@cookeproperty.co.uk

## OFFICE CONTACT INFO

236 High Street  
Worle  
Weston-Super-Mare  
Avon  
BS22 6JE

01934 522244  
enquiries@cookeproperty.co.uk  
www.cookeproperty.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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