







# 1 NICHOLSON ROAD, LOCKING PARKLANDS

£215,000



#### PROPERTY FEATURES

- PURPOSE BUILT APARTMENT
- GROUND FLOOR
- TWO BEDROOMS

- BALCONY D/GLAZING & GAS C/HEATING FAMILY BATHROOM• 2 ALLOCATED PARKING SPACES
- OPEN PLAN LIVING 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**

 $12' 6" \times 10' 6" (3.81m \times 3.2m)$  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"  $\times$  8' 1" (3.56m  $\times$  2.46m) Double glazed patio doors leading to sheltered balcony

#### **SERVICE CHARGE**

approx. £1600 per annum TBC

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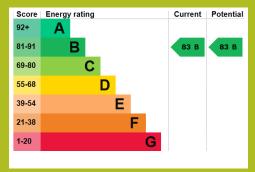
### **Council Tax:**

Band B

## **Local Authority:**

North Somerset Council





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### OFFICE CONTACT INFO

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

