



Flat 6 Kingshill Court, 69 North Street, Nailsea, BS48 4BS  
**£177,495**

Steven  
*Smith*



Situated in the sought after west end of Nailsea, this purpose built top floor flat is offered for sale with no onward chain, making it an ideal choice for first time buyers, downsizers, or investors seeking a straightforward move. A well maintained communal entrance provides access via stairs to the top floor and the flat's private front door, setting the tone for a home that is both welcoming and easy to manage. Inside, the property offers a light and airy feel throughout, with a comfortable lounge diner that provides a versatile space for relaxing and entertaining, complemented by a kitchen positioned just off the main living area. The double bedroom enjoys pleasant open views towards Tickenham, creating a calm and restful setting, while the bathroom is well appointed and finished to a lovely standard. Externally, the flat benefits from an allocated parking space and access to communal gardens, offering outdoor space to enjoy without the upkeep. The west end of Nailsea is particularly popular for its balance of convenience and lifestyle, with nearby countryside walks, local shops, and amenities all within easy reach, while excellent transport links make commuting to Bristol and surrounding areas straightforward. The location suits those looking for a quieter pace of life while remaining well connected, making this an appealing home in a friendly and established community.

### **Accommodation (all measurements approximate)**

Communal entry door with telephone system opens to communal hall with stairs to second floor giving access to the front door of Flat 6. Front door opens to:

#### **Hallway**

Telephone entry receiver, cupboard for shoes and coats and leading to all of the following accommodation:

#### **Lounge/Diner 13' 3" x 12' 8" (4.04m x 3.86m)**

A light and airy room with a window to rear and opening to:

#### **Kitchen 10' 2" x 4' 10" (3.10m x 1.47m)**

Fitted with a range of wall and base units with working surfaces, stainless steel sink, electric oven with four ring gas hob and extractor hood, plumbing for washing machine, space for fridge/freezer, access to the Worcester gas fired combination boiler, skylight, tiled splashbacks.

#### **Double Bedroom 14' 0" x 8' 9" (4.26m x 2.66m)**

Window looking out onto North Street, access to loft space which is exclusively owned by Flat 6. Space for wardrobes and dressing table and drawers. There are lovely views back across Tickenham towards the woodlands and Cadbury Camp Lane in the far distance and on a clear day in a westerly direction towards Clevedon.

### **Bathroom**

Beautifully fitted with a three piece suite of WC, washhand basin with storage below, bath with mains shower, partially tiled walls, tiled floor, obscure window, spotlights, extractor fan, shaving point.

### **OUTSIDE**

From North Street a pedestrian entrance with a pathway leads to the communal front door splitting two areas of level communal lawn. To the left hand side there is a driveway which leads to the one allocated parking space for Flat 6, there are also two visitor spaces. There is also a communal garden at the rear which is laid to lawn, a bike storage area and bin area. This communal garden is also southerly facing.

#### **Lease Details:**

**Term:** Originally 999 years from 29 September 2005

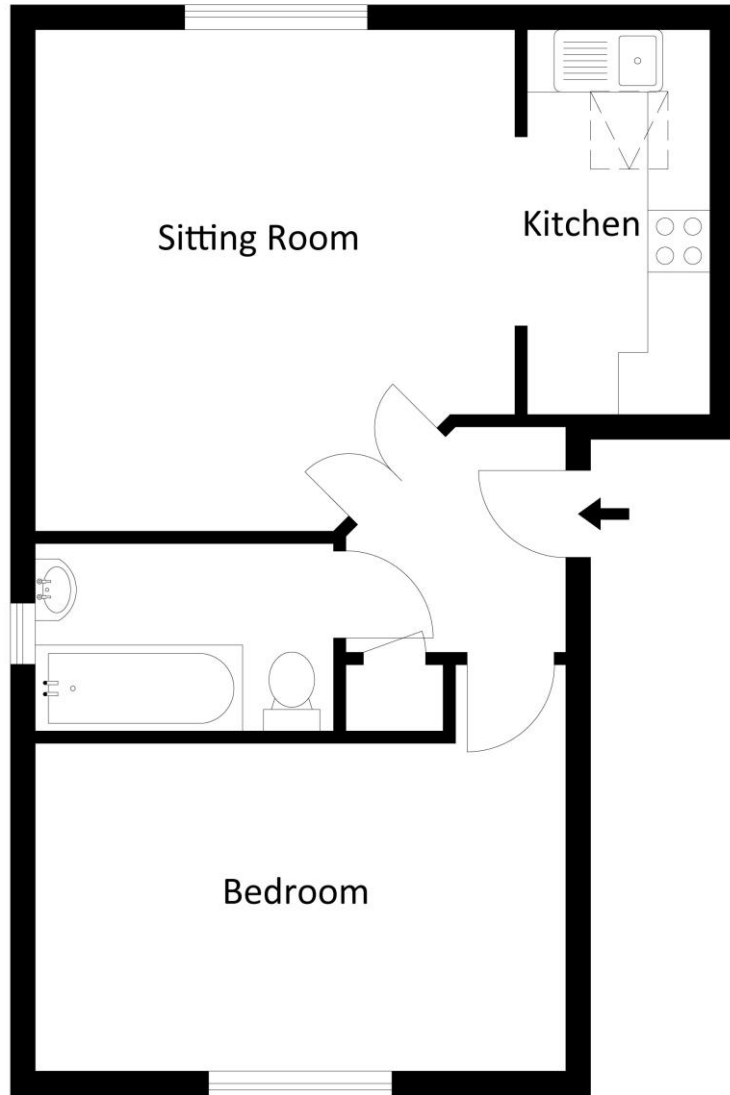
**Management Company:** Hamiltons Management

**Management Charge:** £96 per month

**Ground Rent:** Not applicable

**(The information relating to the Lease and Management Company has been provided by our clients but we advise this information is re-checked at the time of purchase).**

**Kingshill Court, 69 North Street, Nailsea BS48 4BS**  
Approx. Area 423.9 Sq.Ft - 39.4 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Flat



Leasehold



1



Communal Garden



1



A



1

**EPC** C



Gas Central Heating



Parking



#### Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

#### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG  
T: 01275 877771 W: [stevensmithhomes.co.uk](http://stevensmithhomes.co.uk)  
E: [steven@stevensmithhomes.co.uk](mailto:steven@stevensmithhomes.co.uk) FB: [@stevensmithhomes](https://www.facebook.com/stevensmithhomes)

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

