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1 The Shambles

Wells Road
BA3 3RH

£185,000



- A spacious ground floor apartment in an attactive mews style development
- Light and airy kitchen and living area with ample space for a sofa and table
- Two very good-sized bedrooms and a luxury fully tiled shower room
- The apartment benefits from double glazing and dynamic electric heating
- Convient parking space, tidy and well tended comunal bike store and bin store
- Located just a minute's walk from the town centre and all its amenities







The Shambles is an attractive mews style development located close to the centre of Radstock offering a range of unique, individual properties, yet having maintained the character and integrity of the original building.

This superb two-bedroom ground floor apartment offers really generous sized accommodation and is one to be viewed to be appreciated. The apartment has been converted retaining part of the original building and benefits from its own private entrance leading into an entrance lobby. There is then a spacious, open plan lounge/kitchen/dining room which lends itself nicely towards modern living. The kitchen has a range of units, fitted oven and electric hob and space for a fridge/freezer. The property enjoys two good size double bedrooms, one of which would double up as a bedroom and office, and a contemporary shower room. The apartment also has an airing cupboard with space for a washing machine. The property has an efficient electric heating system and is fully double glazed throughout. The property has been finished with high quality fixtures and fittings including neutral floor coverings.

The apartment has been sympathetically converted within the Radstock conservation area. The property has access to a paved communal garden area to the front and has one allocated parking space. There is also a communal allotment area perfect for food growing. Agents Note: We have been informed that there is a term of 999 years from 2023. The annual management fee is £666.00 to include maintenance of communal areas and buildings insrurace.

Tenure: Leasehold. **Council Tax Band:** B.



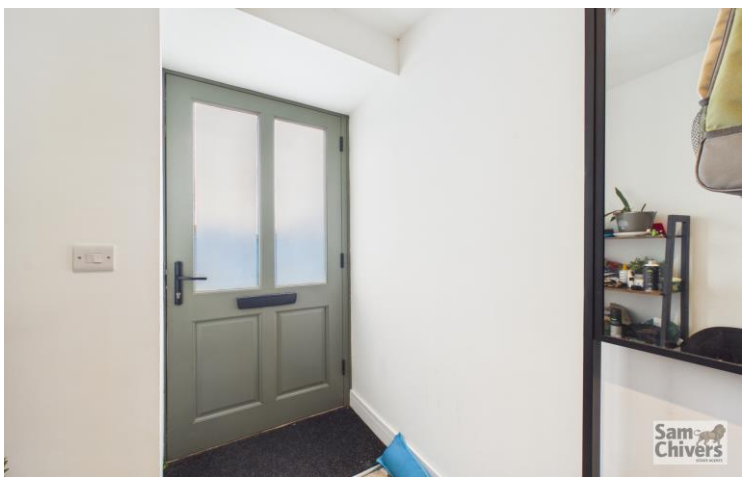




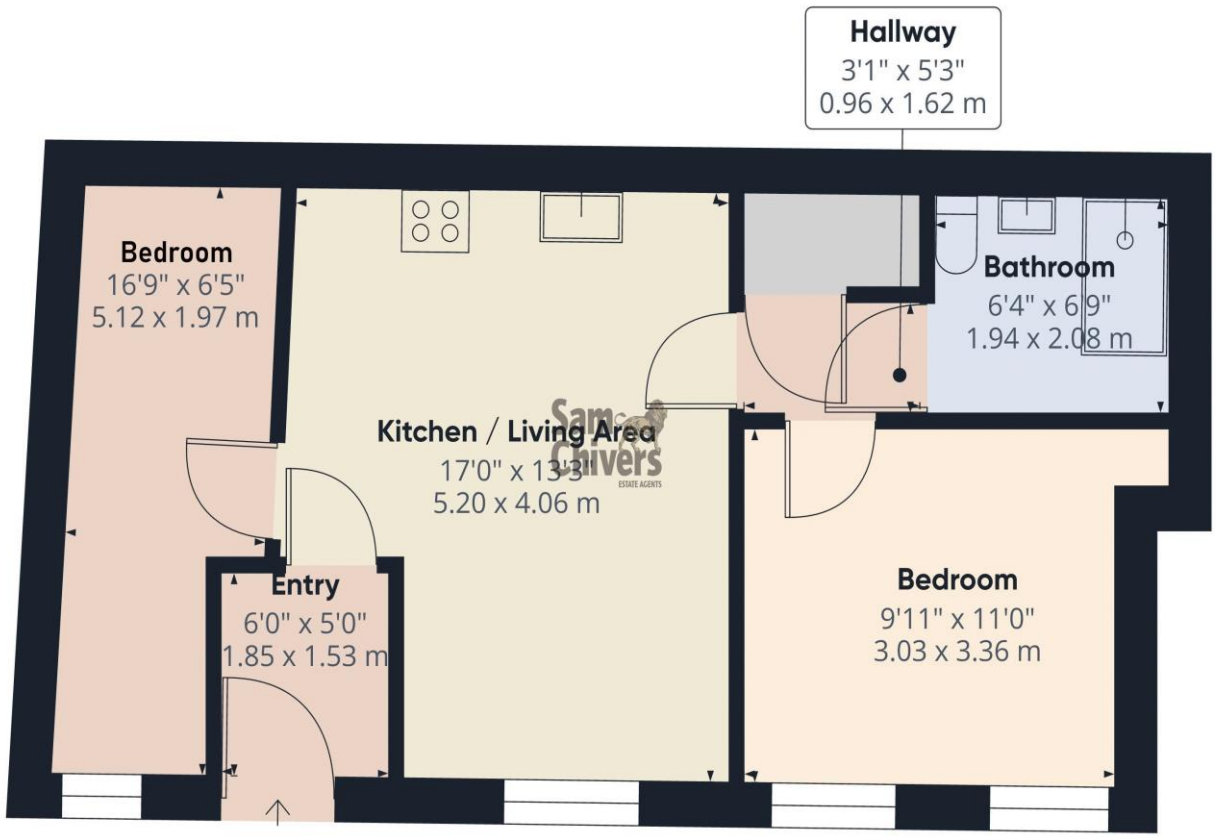












Approximate total area(1)

537 ft²

49.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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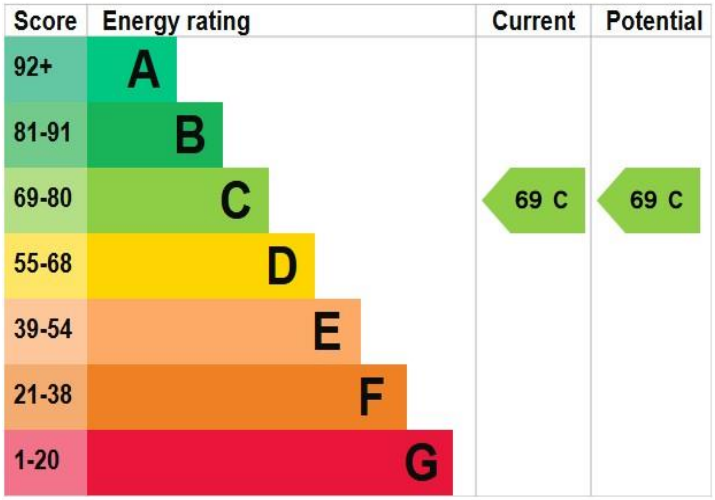
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These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.