

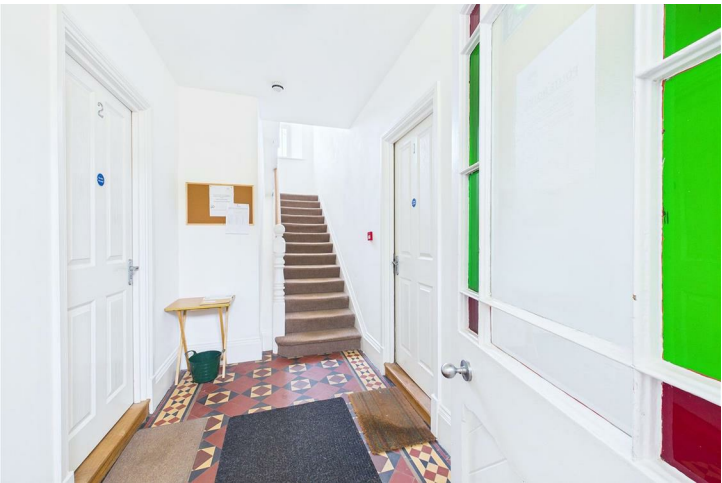
Goss Lane Nailsea BS48 2BD

£179,950

marktempler

RESIDENTIAL SALES





Property Type
Apartment



How Big
484.00 sq ft



Bedrooms
1



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Allocated Space



Outside
Seating area and
Communal Garden



EPC Rating
D



Council Tax Band
A



Construction
Standard



Tenure
Leasehold

A well presented ground floor apartment forming part of an attractive Victorian building, offering spacious, practical accommodation in a peaceful yet highly convenient location. Positioned along Goss Lane, the property is within easy reach of Nailsea town centre, local amenities and transport links, making it an ideal choice for first-time buyers, downsizers or those seeking a well-connected home.

The building is approached via a central footpath leading to an impressive communal entrance hall, where stained glass windows and tiled flooring create a welcoming first impression. Inside, the apartment opens into a central hallway which leads through to a bright open-plan living and kitchen area. Double doors provide direct access to the outside seating area, while the contemporary kitchen is fitted with a range of integrated appliances, creating a sociable and functional living space.

The generous bedroom enjoys a feature bay window overlooking the front of the property together with a useful built-in cupboard. To the rear, a second inner hallway provides additional storage and leads to a modern bathroom, completing the well-planned accommodation.

Outside, the apartment benefits from a seating area immediately beyond the living room doors, perfect for enjoying the warmer months. Steps rise to the well-maintained communal gardens, while the property also benefits from an allocated parking space.

Combining character features with modern convenience, this attractive apartment is offered for sale with no onward chain, presenting an excellent opportunity to secure a move-in-ready home in one of Nailsea's most convenient locations.



"Victorian charm with modern, low-maintenance living."



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

UTILITIES

Mains electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.

Mobile coverage is good outdoor. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

LEASE INFORMATION

999 year lease from 01/01/2013

Service Charge = £1,078 pa

Ground Rent = £250 pa

The lease permits pets

The lease permits letting

Holiday lets/Air BNB – We are unable to confirm whether the lease allows for holiday lets or Air BNB. Please advise us if you are interested in the property for this purpose and we will do our best to advise prior to arranging a viewing.

This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.



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