

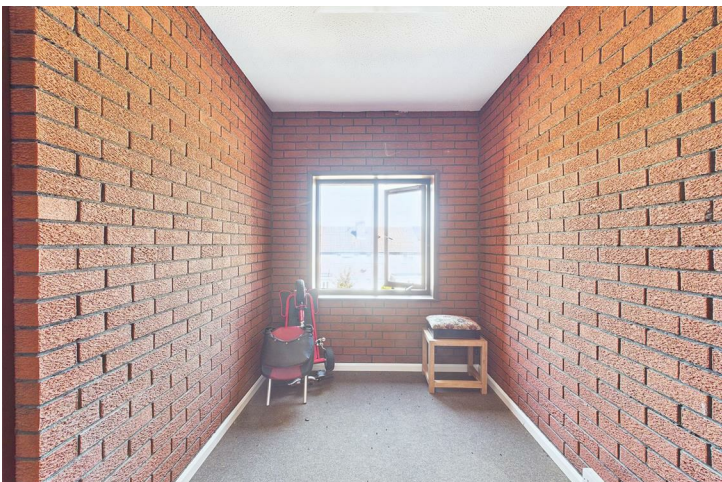
Fosse Way Nailsea BS48 2BX

£120,000

marktempler

RESIDENTIAL SALES





Property Type
Flat



How Big
430.56 sq ft



Bedrooms
1



Reception Rooms
1



Bathrooms
1



Warmth
Electric Heating



Parking
Communal Parking



Outside
None



EPC Rating
D



Council Tax Band
B



Construction
Standard



Tenure
Leasehold

Situated in the popular town of Nailsea, this one-bedroom first-floor apartment offers an excellent opportunity for a first-time buyer or investor looking for an affordable property with potential to put your own stamp on. Positioned on the top floor, the apartment is offered with no onward chain and benefits from a practical layout, communal parking and additional street parking nearby.

The accommodation comprises a welcoming living room with a slightly separated kitchen area, creating a useful distinction between the two spaces while retaining an open feel. There is a well-proportioned bedroom with built-in storage, along with a bathroom fitted with a bath and shower over, wash hand basin, storage cupboard and low-level WC. The property would benefit from updating throughout, providing an opportunity for a purchaser to modernise and personalise the accommodation to their own taste and requirements.

Outside, the property benefits from a communal car park area, providing convenient parking for residents, with further street parking available nearby. The top-floor position also offers a sense of privacy and makes this a particularly appealing option for those seeking a manageable apartment.

Nailsea is a popular North Somerset town offering a good range of everyday amenities, including shops, cafés, schools and leisure facilities, while providing convenient access towards Bristol, Clevedon and the surrounding areas. The location makes this an appealing choice for both owner-occupiers and those looking for an investment property.

With no onward chain, a practical one-bedroom layout and clear scope for improvement, this apartment represents an exciting opportunity to create a comfortable home or enhance its investment potential. Early viewing is recommended to appreciate the accommodation and possibilities on offer.



“An affordable one-bedroom apartment offering a blank canvas for those looking to make their own mark.”



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, water and drainage.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.

Mobile coverage is good outdoor and variable in-home. 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 01.01.1984

Service Charge = paid quarterly £255 (£1020 per annum)

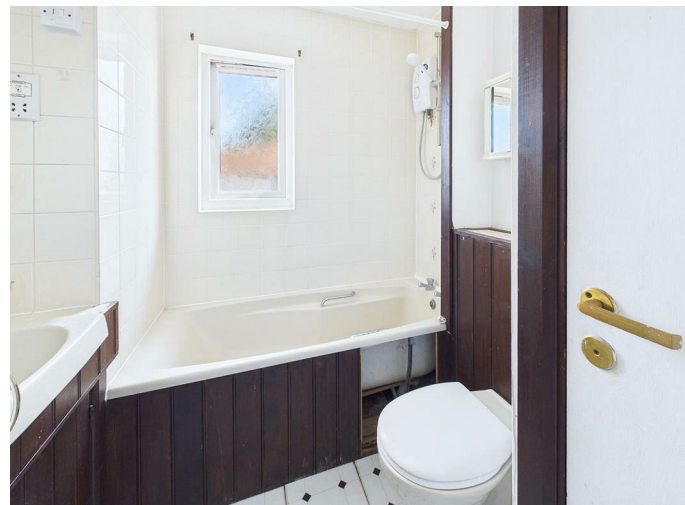
No Ground Rent

The lease permits pets allowed

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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