



- A rare opportunity to purchase a three bedroom apartment
- First floor with its own private entrance
- Lounge/dining room and separate kitchen
- Main bedroom with en suite shower room
- Garage, parking and access to communal gardens
- Offered for sale with no onward chain



***'A really spacious three bedroom first floor apartment which also has it's own garage and parking space and access to communal gardens!'***

This three bedroom, first floor apartment offers something a little different given the size of the accommodation on offer and is also coupled with a garage, parking space and access to communal gardens at the rear. The accommodation comprises, a private entrance with stairs immediately rising to the first floor where there is a spacious lounge/dining room and there is a well fitted kitchen which is connected to the lounge. There is a hallway to the rear with plumbing for the washing machine and access to three good size bedrooms including the main bedroom at the rear with an en suite shower room. There is also a main bathroom in smart order. GCH and double glazing.

Externally the property has an allocated parking space to the front and at the rear of the building there is a single garage and access to communal gardens.

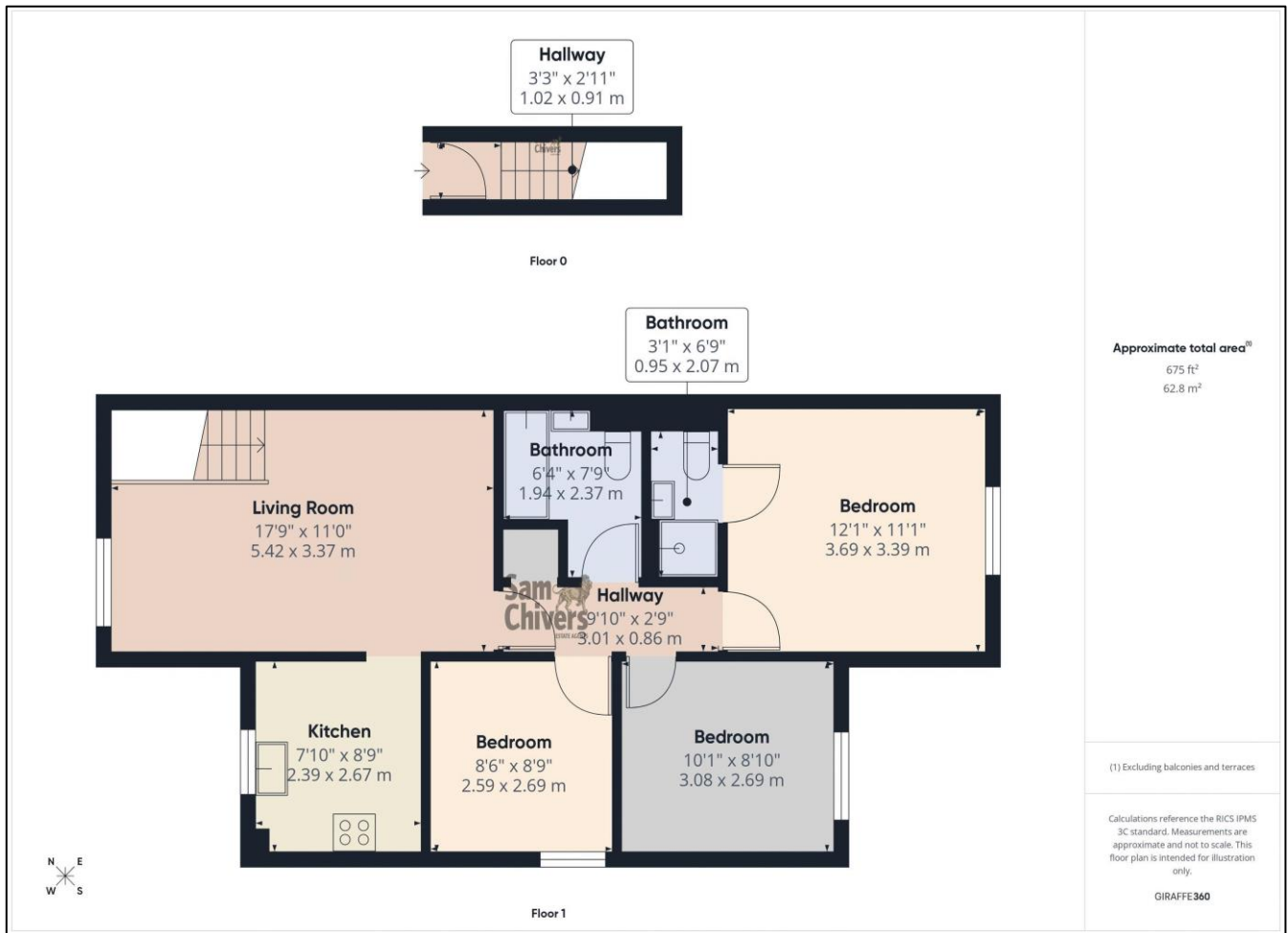
Self run management company - Lease term - remainder of 999 years from 1st October 1985. £50 per month service charge.

Ashgrove is a popular residential area on the eastern edge of the village. The property is a five minute walk to the village centre where a good selection of shops and services are available. The village primary school is a ten minute walk. The property is on the doorstep of regular public transport. Bath City centre is 6 miles and Bristol City centre is 16 miles making this home a great commute option.

**Tenure:** Leasehold

**Council Tax Band:** A





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto:sales@samchiversproperty.co.uk)

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.