



- An attractive two bedroom ground floor apartment
- Available to purchase 50% on the shared ownership scheme
- Modern, open plan lounge/kitchen/dining space
- Good size main bedroom with en suite shower room
- Second sizeable bedroom and a smart bathroom
- Allocated parking for one vehicle



***'A smart and attractive modern flat with an attractive open plan living/dining/kitchen space and a main bedroom with en suite shower room!'***

**\*\* 50% of this property is available to purchase on the shared ownership scheme!\*\***

A purpose built, two bedroom ground floor apartment built by Bovis homes that is in smart, modern order throughout. The property has a communal main entrance with secure intercom system and a private door into the apartment. Upon entering the apartment there is a hallway, an open plan lounge/dining/kitchen area that has a lovely feel and doors to the front. The main bedroom enjoys an en suite shower room and bedroom two is also a generous sized double room and also has French doors opening out. There is also a good size and tasteful bathroom, GCH and double glazing. The property will still be within its NHBC build warrantee. One allocated parking space.

Tenure: Leasehold. 999 year lease with remaining term having commenced in January 2017.

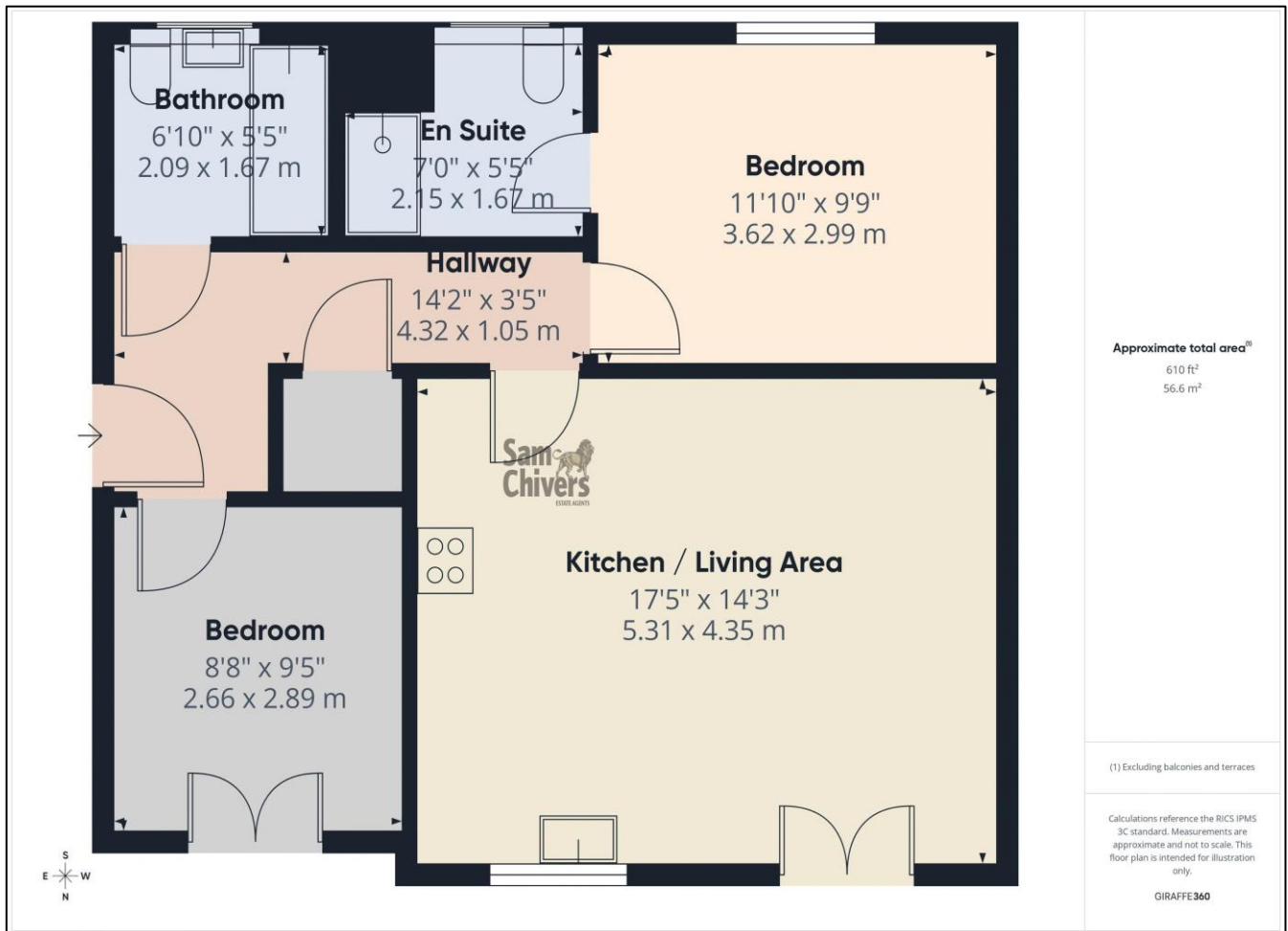
Monthly rent (incl. ground rent): £307.17, payable to the Housing Association.

Estate service charge: £17.35 p/m, payable to Saxons.

Leasehold service charge: £110.56 p/m, payable to Saxons.

This apartment is located on the Bovis Homes development in the popular North Somerset village of Paulton. The property is ideal for those requiring a manageable daily commute to Bath & Bristol and although part of a modern development the property fields and countryside can be accessed in just a few minutes walk.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
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55-68	D		
39-54	E		
21-38	F		
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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.