



- A really smart and immaculately presented one bedroom apartment
- Handily located for those needing access into Bath
- Open plan lounge/kitchen/dining area
- One double bedroom and a modern bathroom
- Easy parking for two vehicles to the front
- Offered for sale with no onward chain



'A really smart and modern one bedroom first floor apartment, handily placed for access to Bath!'

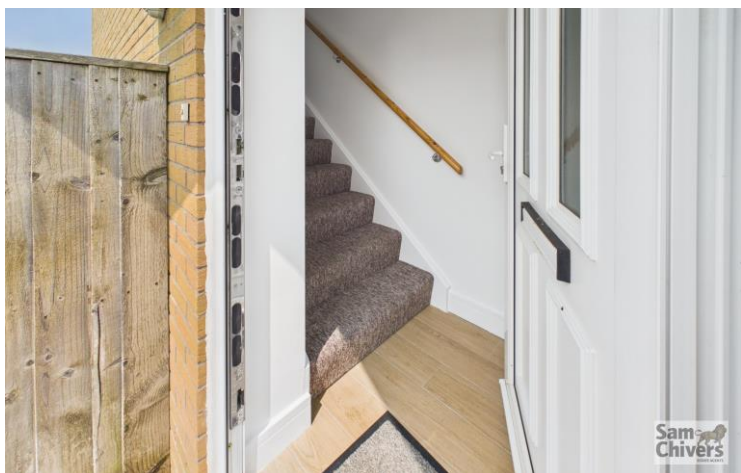
Modern, contemporary and beautifully kept internally, this one bedroom first floor apartment would be the perfect first time purchase or even an ideal investment opportunity. The accommodation is almost as good as new with its own private entrance and stairs leading up to the living space. Open plan lounge/kitchen/dining area with an integrated oven and hob, space for washing machine and fridge/freezer and a handy storage cupboard housing the boiler, one double bedroom and a stylish bathroom. Underfloor GCH, dbl glazing and two allocated parking spaces. The property also benefits from a private external courtyard.

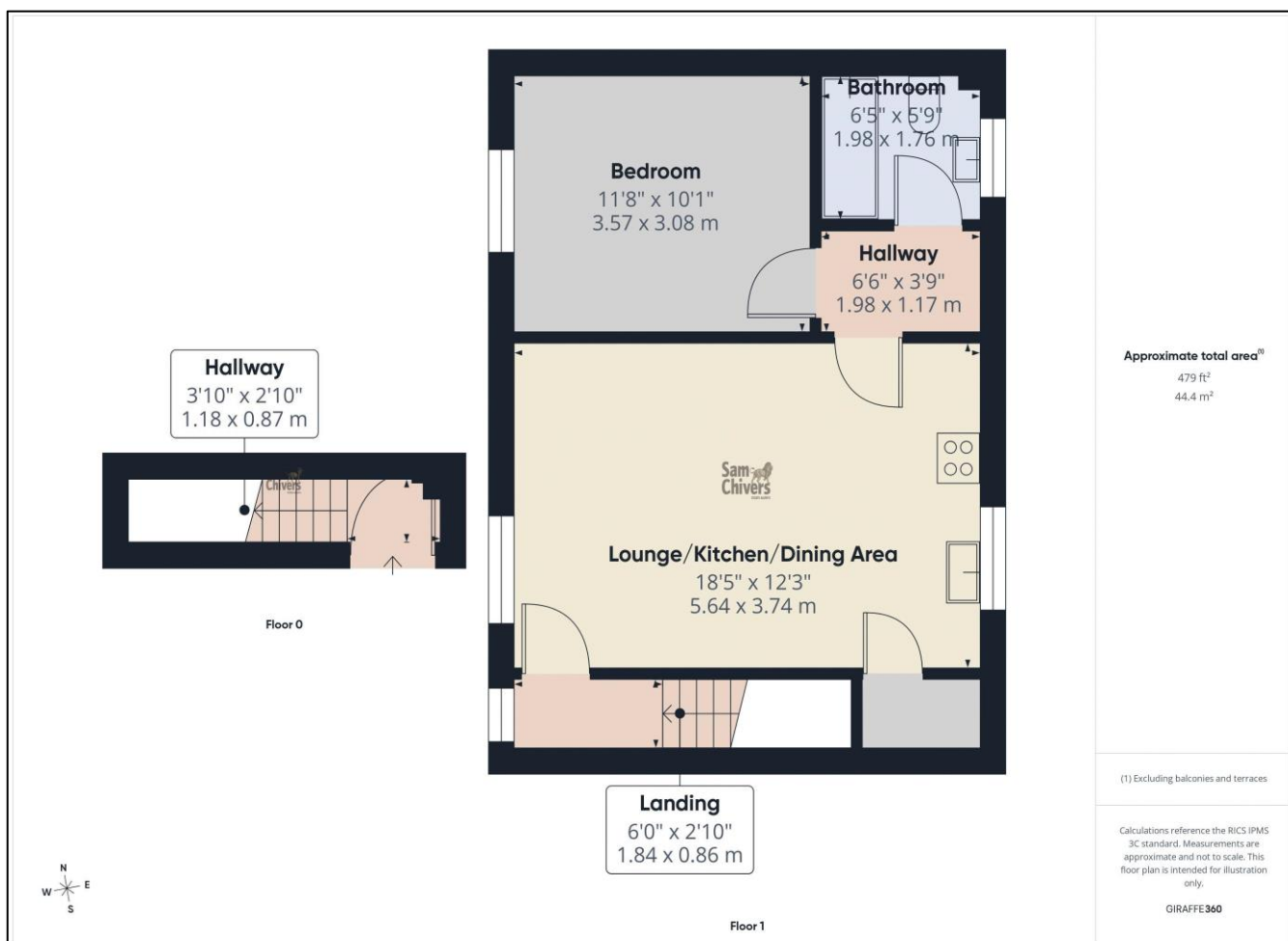
The property is leasehold and will be sold with a new 999 year lease. The owner of the top floor apartment will be liable for 50% of any communal maintenance and buildings insurance.

The apartment was built by a local developer circa 2018. The village amenities are within walking distance and those needing to commute Bath and Bristol are within manageable daily drive.

Tenure: Leasehold

Council Tax Band: A





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

Sam Chivers Estate Agents can also provide independent 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

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.