



- A really smart two bedroom first floor apartment
- Centrally located within the town centre
- Attractive open plan/lounge/kitchen/dining area
- Two well proportioned double bedrooms
- Smart shower room with large enclosure
- Efficient electric heating and double glazing



***'A really spacious two bedroom first floor apartment forming part of a converted building which is handily placed centrally to the town centre!'***

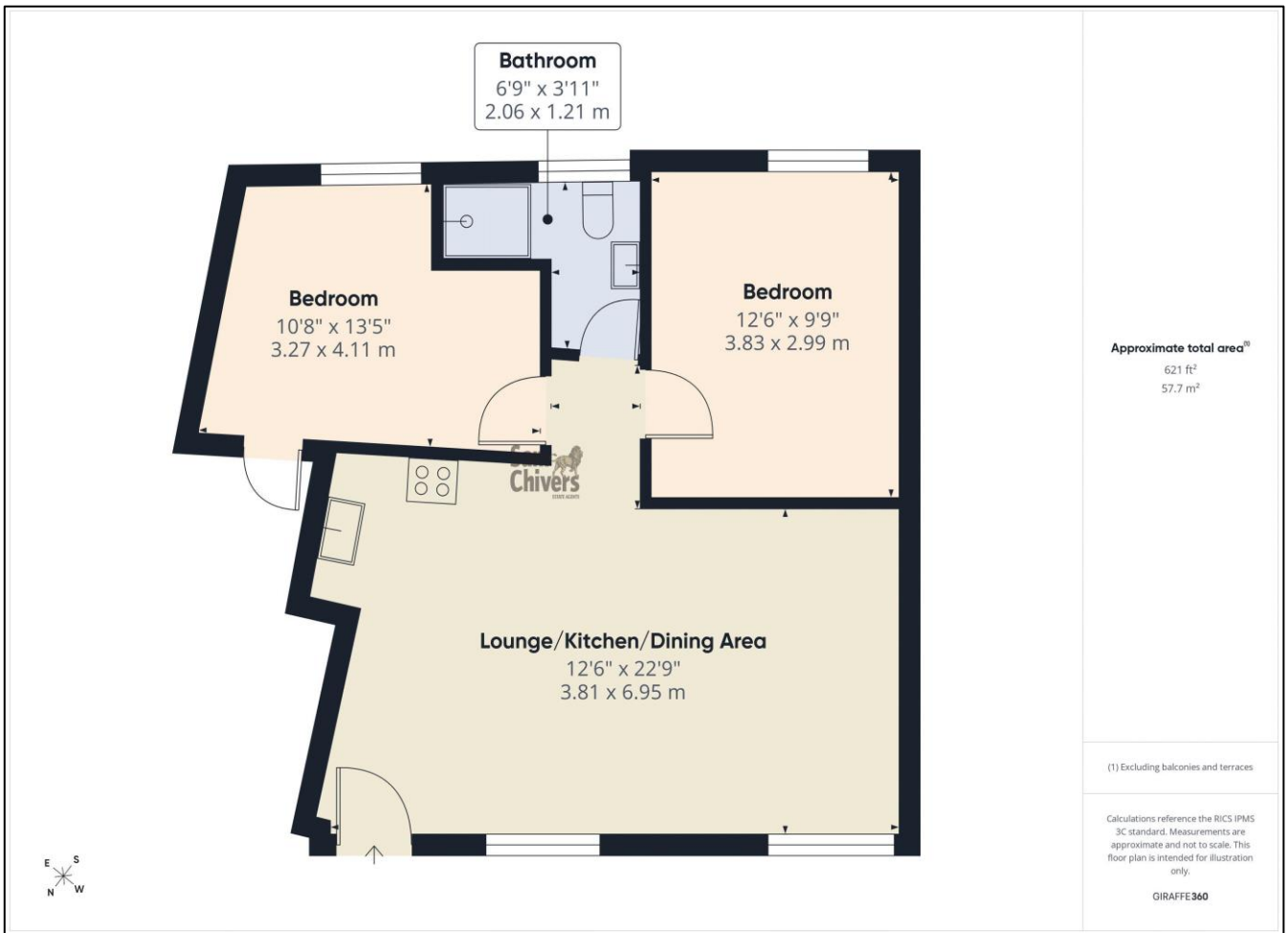
This spacious and stylish two double bedroom apartment is situated within easy walking distance to Midsomer Norton town centre and all its amenities and transport links. The property is accessed via a secure, gated communal entrance with stairs up to its own private entrance door. The internal accommodation is contemporary open plan lounge/dining/kitchen area with a lovely living/dining area and a tasteful, high gloss kitchen with a comprehensive range of integrated appliances including an induction hob, oven and extractor hood, integrated fridge/freezer and washing machine/dryer. Two well proportioned double bedrooms and there is a smartly fitted shower room. Anthracite grey double glazing, internal fire sprinkler systems and there are thermostatic electric radiators that can be individually set with digital timers.

Agents Note: Service charge of £2048 per annum payable to Block Management Uk Ltd. This is predicted to reduce for 2027. Lease term - 120 years formed in January 2020.

The Island is located within the Heart of Midsomer Norton and is close to open countryside. It is within a five minute walk of two good primary schools and Norton Hill secondary school. Seven minute level walk to the town centre where a good range of shops and services can be found. Twelve miles from Bath city centre and fourteen from Bristol.

**Tenure:** Leasehold  
**Council Tax Band:** B





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 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](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.