



- An immaculately presented two bedroom apartment
- Located on the ground floor and central to the village amenities
- Light and airy lounge with French doors to the garden
- Attractive kitchen and bathroom
- Rear garden and allocated parking space
- Offered for sale with no onward chain



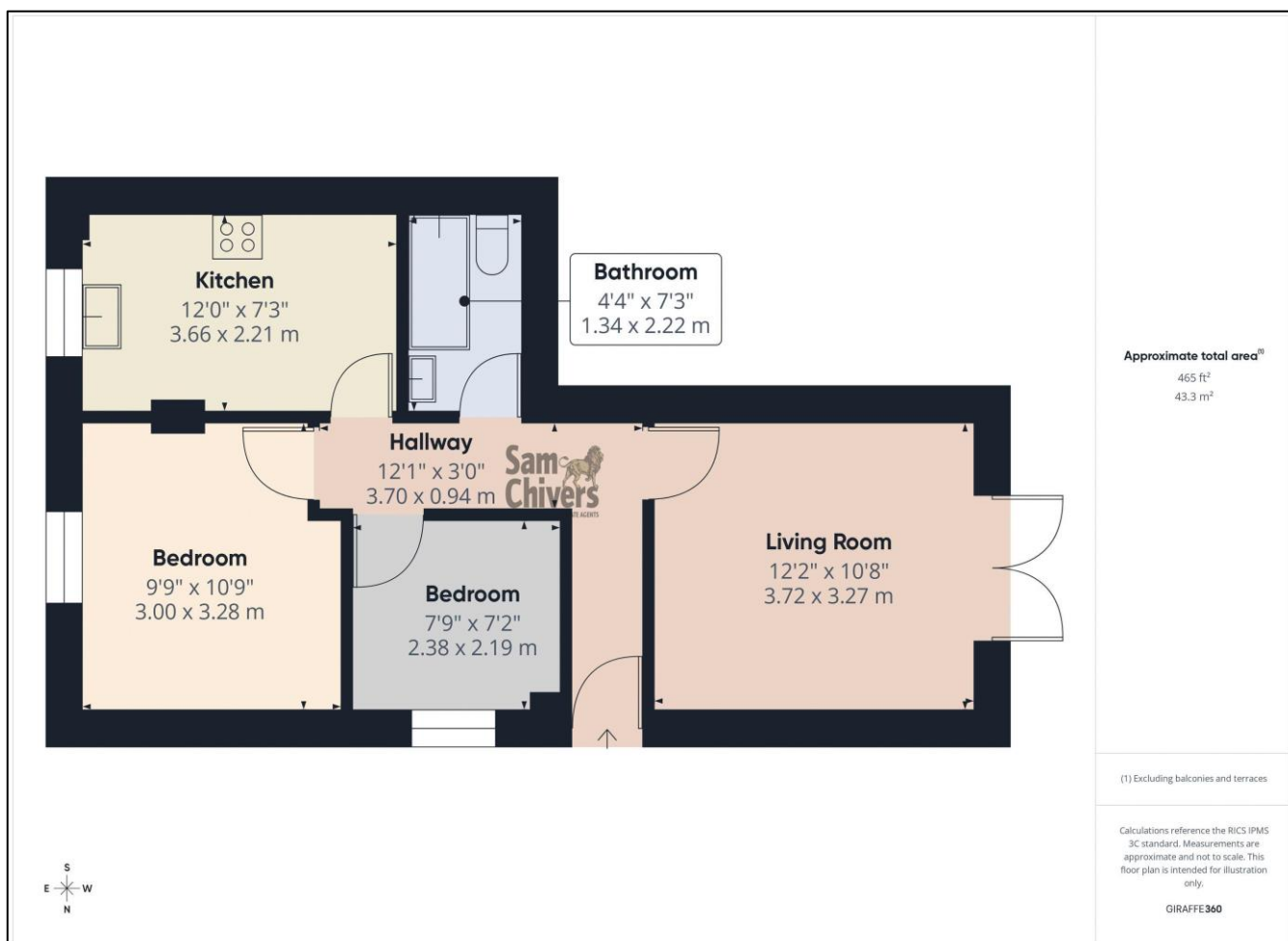
'An immaculate and stylishly presented two bedroom ground floor flat which has the added benefit of a garden as well as an allocated parking space!'

Located centrally within the village, this two bedroom ground floor apartment is in impressive order throughout and offers generous sized accommodation and is stylishly presented with a tasteful, polished finish. The property has its own private entrance which leads into the hallway with doors to all accommodation. There is a light and airy lounge with French doors to the garden, a smart fitted kitchen with integrated appliances and a breakfast bar and there are two pleasant sized bedrooms. The bathroom has also been updated and is in lovely order. The property has GCH and double glazing. Offered for sale with no onward chain. Externally the property has a gated pathway which leads up to the front door and at the rear there is a garden with a connected patio area outside of the French doors. Communal steps then rise to a further patio area. The property has allocated parking for one car to the front.

Agents Note: The property was constructed in 1999 with an original lease term of 999 years, the residual lease term is now 972 years approx. Buckland Court Ltd manage the building and external areas with a charge of £40.00 per month which incorporates buildings insurance.

The apartment benefits from a convenient location being just a few minutes from the village centre where a selection of shops are available and regular public transport. Bath city centre is 10 miles and Bristol city centre is 14 miles making this a great commuter base for both cities.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.