



Flat I, 30 Goss Lane, Nailsea

Guide Price £210,000



Flat 1

30 Goss Lane, Bristol

This spacious and well-presented one bedroom apartment offers an ideal opportunity for first-time buyers, professionals, or investors seeking a comfortable and modern home. The property features a bright open-plan living and kitchen space, designed to maximise natural light and provide a welcoming atmosphere for relaxation or entertaining.

The kitchen is fitted with contemporary units and integrated appliances, ensuring both functionality and style. The generous double bedroom benefits from ample storage, while the well-appointed bathroom is finished to a high standard. Residents will appreciate the allocated parking, as well as access to well-maintained communal areas that enhance the overall appeal of the development.

Situated in a highly desirable location of Nailsea, the apartment offers excellent access to local shops, transport links, and amenities, making daily life straightforward and enjoyable. With its combination of quality finishes, practical features, and a desirable setting, this property represents a superb choice for those seeking a low-maintenance, move-in ready home.



Flat I

30 Goss Lane, Bristol

- Spacious and well-presented one bedroom apartment
- Bright open-plan living and kitchen space
- Allocated parking and well-maintained communal areas
- Convenient access to local shops, transport links and amenities

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Kitchen / Living Room

15' 1" x 15' 5" (4.59m x 4.70m)

Spacious open plan Kitchen / Living.

Bedroom

15' 10" x 14' 5" (4.82m x 4.39m)

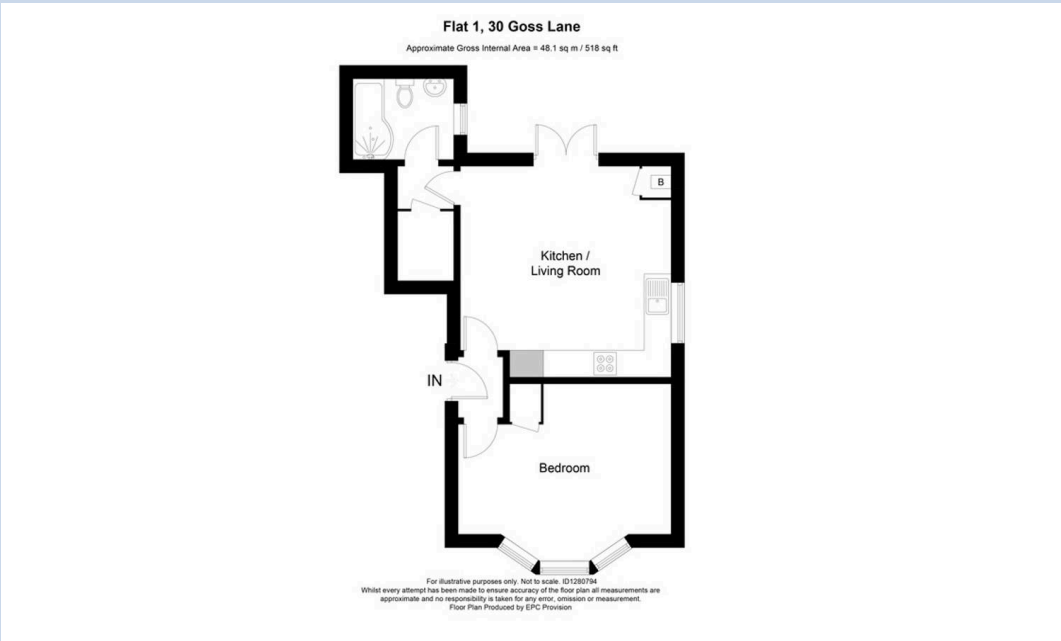
Bright and spacious 21.15 sqm main bedroom with plenty of open space.


Bathroom

7' 7" x 7' 5" (2.31m x 2.26m)

Clean white bathroom with a bright, modern finish.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	



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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.



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