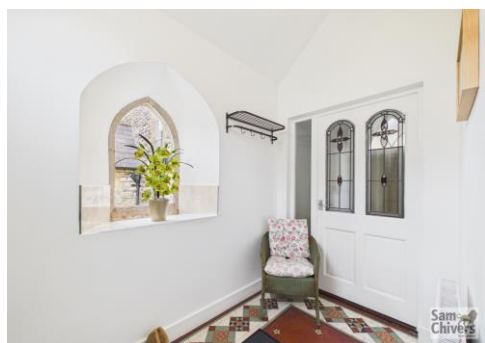




- A beautiful two bedroom ground floor apartment
- Forming part of a carefully converted former chapel
- Accessible accommodation with well proportioned living space
- Attractive traditional features and communal outdoor courtyard
- High quality finish throughout and allocated parking space
- Offered for sale with no onward chain



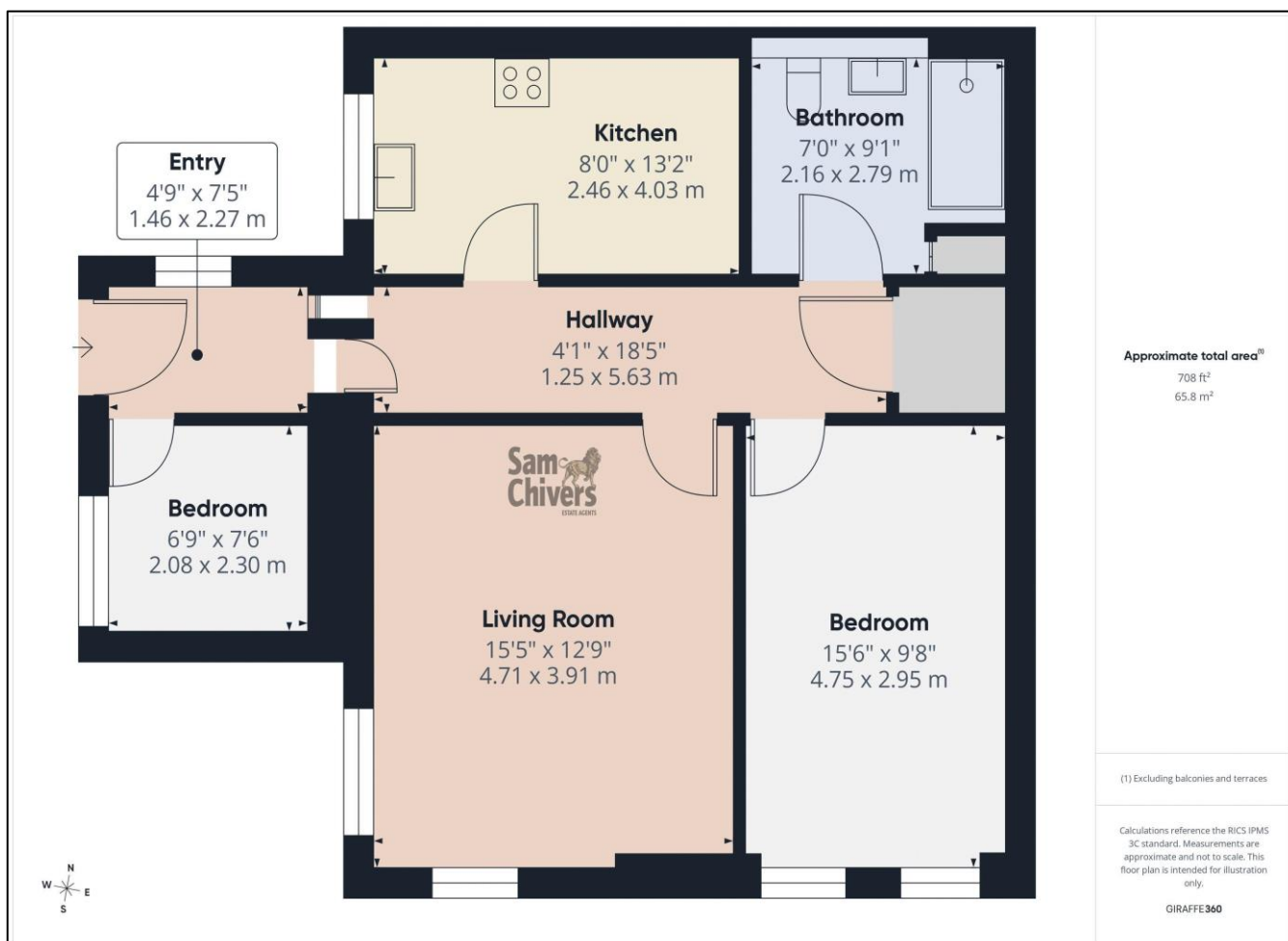
***'A simply beautiful, two bedroom ground floor apartment which is part of an attractive former chapel, packed full of charm and character but combined with a modern and tasteful finish!'***

If you are looking for something a little different and that could be moved into with the minimum of fuss then this could be ideal for you. This two bedroom ground floor apartment is in superb order and enjoys accommodation comprising an attractive entrance lobby with tiled floor and original window which then leads through to a hallway with doors to all accommodation. There is a light and bright lounge again with traditional features and a well fitted kitchen/breakfast room with a selection of integrated appliances. The property has one large double bedroom and a secondary room which could be used as a guest room, home office or similar to suit a buyers needs. The shower room has recently been replaced and has a luxurious finish with an accessible shower, hand basin and wc. The property has electric heating throughout as well as a separate and newly installed electric underfloor heating system throughout. The apartment also has some of its original windows along with secondary glazing. The property would suit a wide variety of buyers and represents something quite unique in the current market place! Externally there is a low maintenance communal courtyard area alongside the front door. An allocated parking space is located at the rear along with visitors spaces and there is a bike and refuse store also.

Agents Note: The property is leasehold with the remainder of its 999 year lease formed in 2006 and is subject to an annual service charge of - £600 (£50 per month) and an annual ground rent payment of £50 payable to Newtown Chapel Management Company.

Park Road is a quiet well regarded road within the village and is close to open countryside, a spacious well maintained park, infant and primary school plus a swimming pool. The village centre with a good selection of local shops is a manageable walk. Bath city centre is 10 miles and Bristol city centre is 14 miles, making this a great commuter choice.





**Sam Chivers** [www.samchiversproperty.co.uk](http://www.samchiversproperty.co.uk)

Sam Chivers Estate Agents

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    | 67 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.