



- A smart and very well presented two bedroom first floor apartment
- Immaculately kept and in a really convenient position
- Light and bright lounge and well fitted kitchen
- Two double bedrooms and a bathroom
- GCH, double glazing and an allocated parking space
- Short manageable walk into the town centre



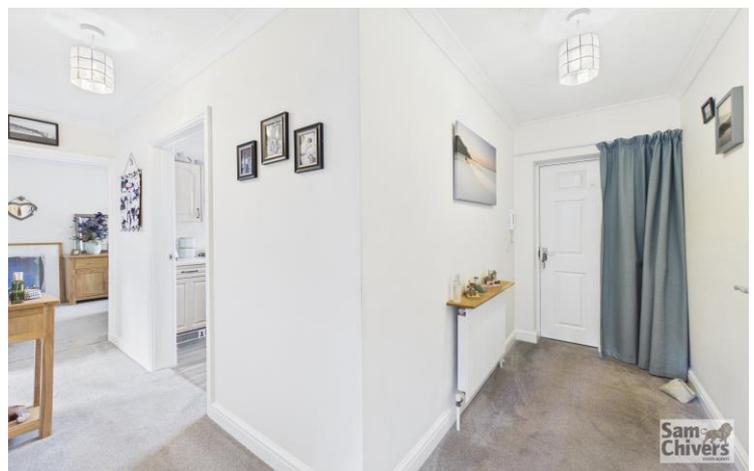
***'An immaculately kept two bedroom apartment located only a stones throw from the town centre!'***

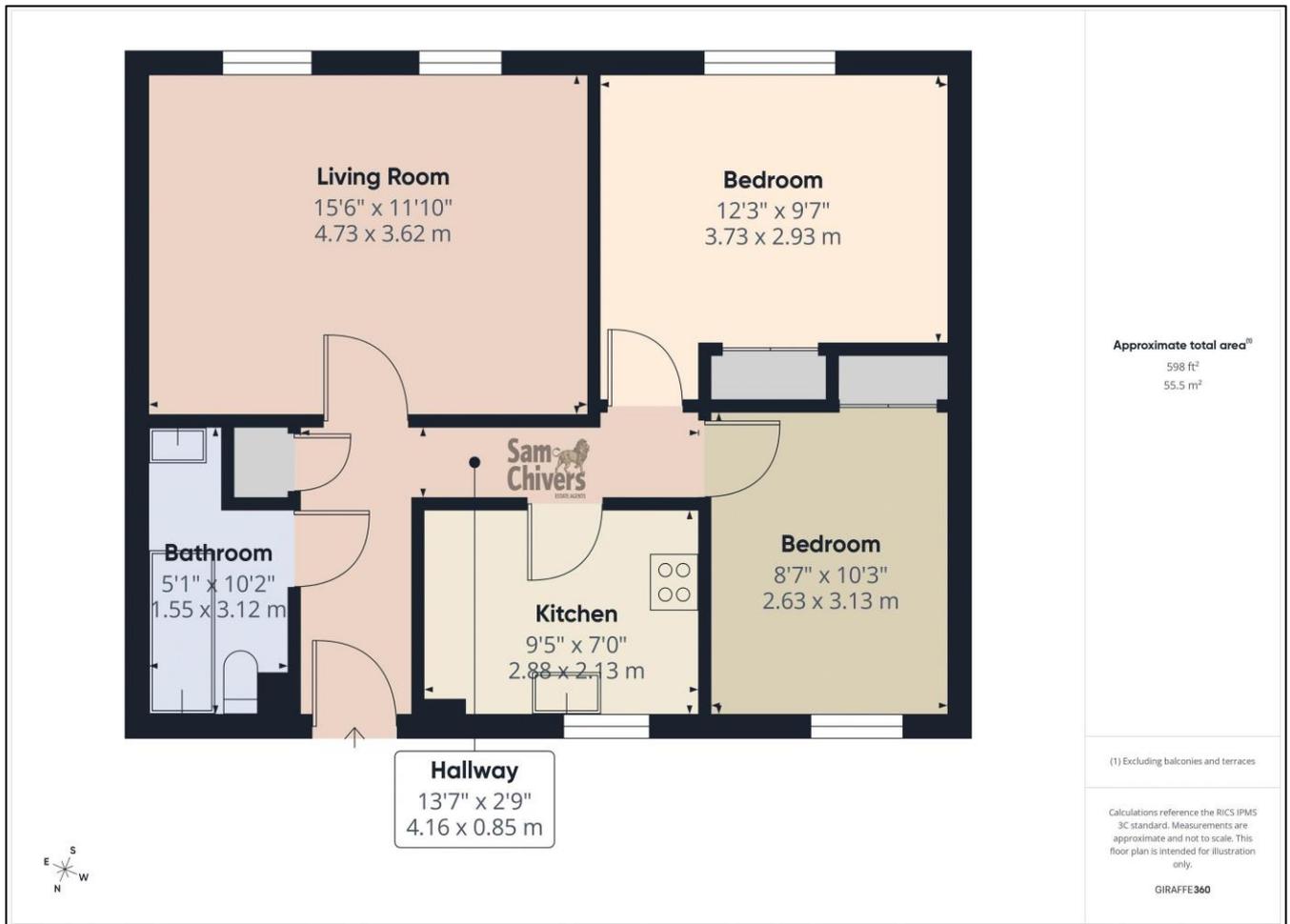
A really good size first floor apartment located in a most convenient location offering a short level walk to all the towns amenities. The accommodation comprises a sheltered porch with intercom security access leading into an extremely well kept communal hallway. There is a front door into private entrance hallway, lounge with bay window and sunny aspect, kitchen with a good range of fitted units, two good size double bedrooms (one currently utilised as a dining room), and there is a nice sized bathroom with shower over the bath. Gas CH and double glazing.

Externally there is a private parking space, immaculately kept communal gardens plus a recycling store. The original lease of 999 years commenced in 2002. The management, maintenance and block insurances totals - £1000 per year and can be paid quarterly.

Somer Court is the perfect location if you require easy walking distance to all the towns shops, amenities and regular public transport, being just a two minute walk. The city centre of Bath is twelve miles and Bristol city centre is nineteen miles.

**Tenure:** Leasehold      **Council Tax Band:** A





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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Sam Chivers Estate Agents can also provide 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.