



- A smart ground floor apartment in fresh decorative order
- Entrance lobby with handy store cupboard, electric heating
- Light and airy lounge with sunny aspect to front
- Roomy double bedroom and modern shower room
- Private driveway leading to the single garage with power
- Lawn garden and gravelled space for bin store

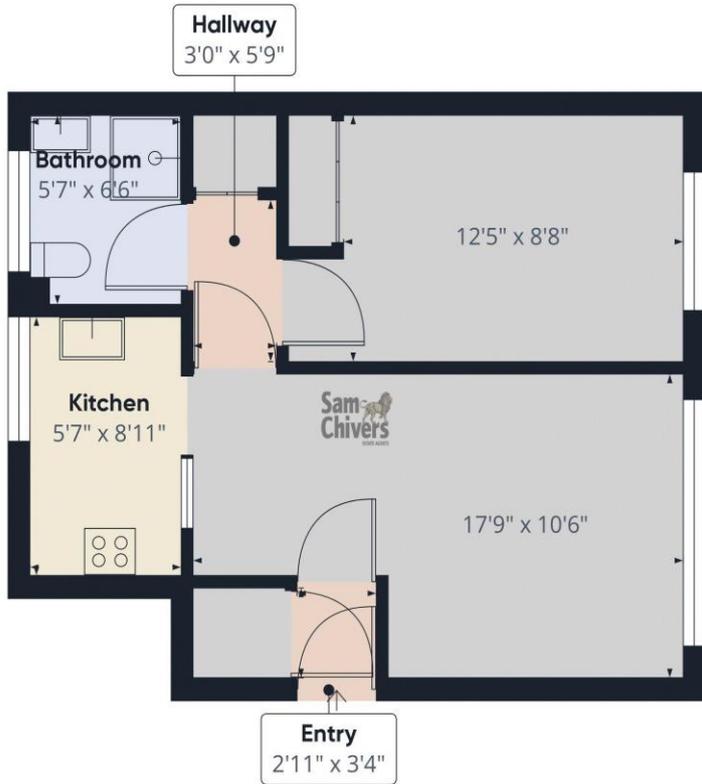


'Whether it be a first purchase, a retirement move or potentially a rental property with a healthy yield this ground floor apartment could be the ideal purchase!' Situated in the village of Paulton, this spacious one bedroom ground floor apartment is presented in clean and tidy order and offers an opportunity for a buyer to add their own stamp cosmetically. The property has its own private entrance into an entrance lobby, there is a generous sized lounge/dining room, a fitted kitchen with space for appliances, a shower room and a good size double bedroom with a built in cupboard. The property further benefits from a storage cupboard in the lobby and an airing cupboard in the inner hallway. Offered for sale with no onward chain. Externally the property has its own garden to the front which is laid to lawn and there is a single garage and parking for at approx. three vehicles to side of the property. Agents Note: Leasehold. The property is sold with the remainder of its lease approx 137 years remaining. The property is situated in a pleasant part of the village which is within reasonable walking distance of the village centre and public transport connections. The village has a full range of general services including doctors, dentists, cafe, school and swimming pool to name just a few and generally within 5 minutes walk and Bath and Bristol are within 30 minutes drive.

Tenure: Leasehold

Council Tax Band: A





Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
552.83 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 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.