



Cherry Tree Court

6 CHERRY TREE CT
128 WEST STREET
OLDLAND COMMON
BS30 9QR
£259,950

Welcome to this delightful flat located in the charming Cherry Tree Court, Oldland Common. Built in 2018, this modern property offers a fresh and contemporary living space, perfect for those seeking comfort and convenience.

Situated in a desirable area, this property benefits from a peaceful environment while still being close to local amenities. Oldland Common is known for its friendly community and beautiful surroundings, making it an excellent choice for anyone looking to settle in a welcoming community. Numerous facilities can be found within walking distance of the apartment, whilst both Bath & Bristol are easily accessible, particularly using the nearby Bath to Bristol cycle track.

The apartment features a spacious reception room, ideal for relaxing or entertaining guests. The fitted kitchen comprises numerous built in contemporary wall and base units with a large expanse of work surfaces. With two well-proportioned bedrooms, both double in nature, there is ample space for a small family or professionals looking for a comfortable home. The bathroom is thoughtfully designed and comprises a modern, three-piece white suite. A handy utility / storage cupboard currently houses the washing machine and tumble dryer and can be found via the large and welcoming hallway.

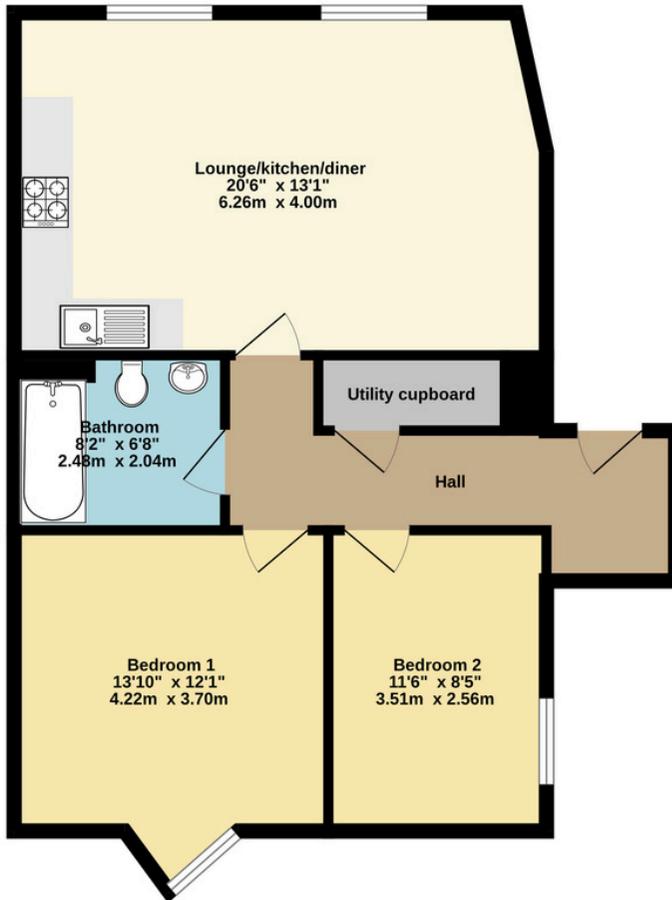
Externally the property is sat within expansive grounds with all apartments benefiting allocated parking with visitor parking is also readily available. The property is double glazed throughout and gas central heated via a combination boiler.

This flat is not only a wonderful place to live but also a smart investment for the future. With its modern build and attractive location, it presents a fantastic opportunity for both first-time buyers and those looking to downsize. Do not miss the chance to make this lovely flat your new home.





First Floor
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

Flat 6 Cherry Tree Court
128, West Street
Oldland Common
BRISTOL
BS30 9QR

Energy rating

C

Valid until:

12 July 2028

Certificate number:

8807-8125-1939-3897-2383

Property type

Mid-floor flat

Total floor area

65 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

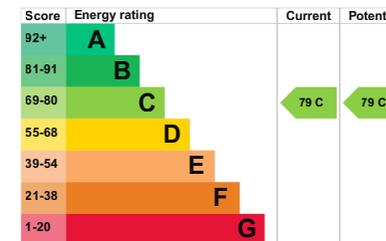
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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