



- An immaculately presented two bedroom ground floor apartment
- Situated in a quiet cul-de-sac location
- Garage located in a nearby block
- Lounge/dining room and smart connected kitchen
- Two generous size bedrooms and a bathroom
- Private, enclosed garden at the rear



'A super ground floor maisonette on the Waterford Park development which is in excellent order and has its own private garden and a garage in a nearby block!'

An immaculately presented, two bedroom ground floor apartment which offers really generous sized accommodation, is quietly situated at the head of a quiet cul-de-sac and is certain to appeal to a wide range of purchasers. The property has been beautifully presented and has accommodation which comprises its own private entrance hallway, lounge/dining room with door into an attractive fitted kitchen with space for appliances. There are two double bedrooms and the bathroom has a shower over the bath. Other benefits include gas central heating and upvc double glazing throughout.

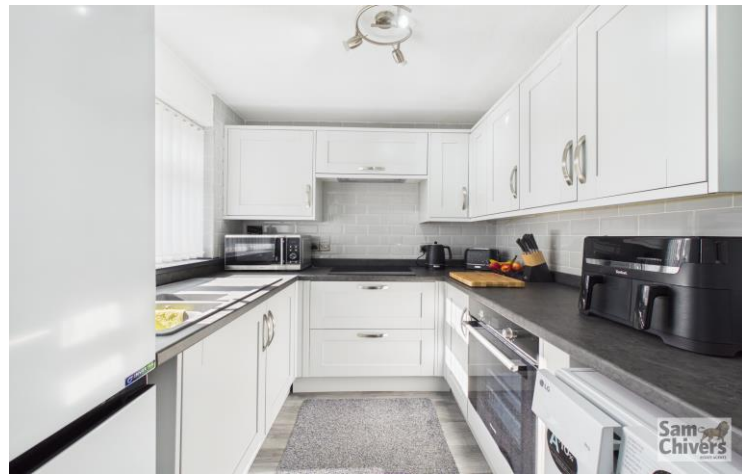
Externally there is a level and fully enclosed garden to the rear which is low maintenance being laid to chippings and paving and there is a pretty raised bed to the rear boundary as well as a garden shed. There is plenty of unrestricted on road parking in the cul-de-sac and a garage located in a block close by.

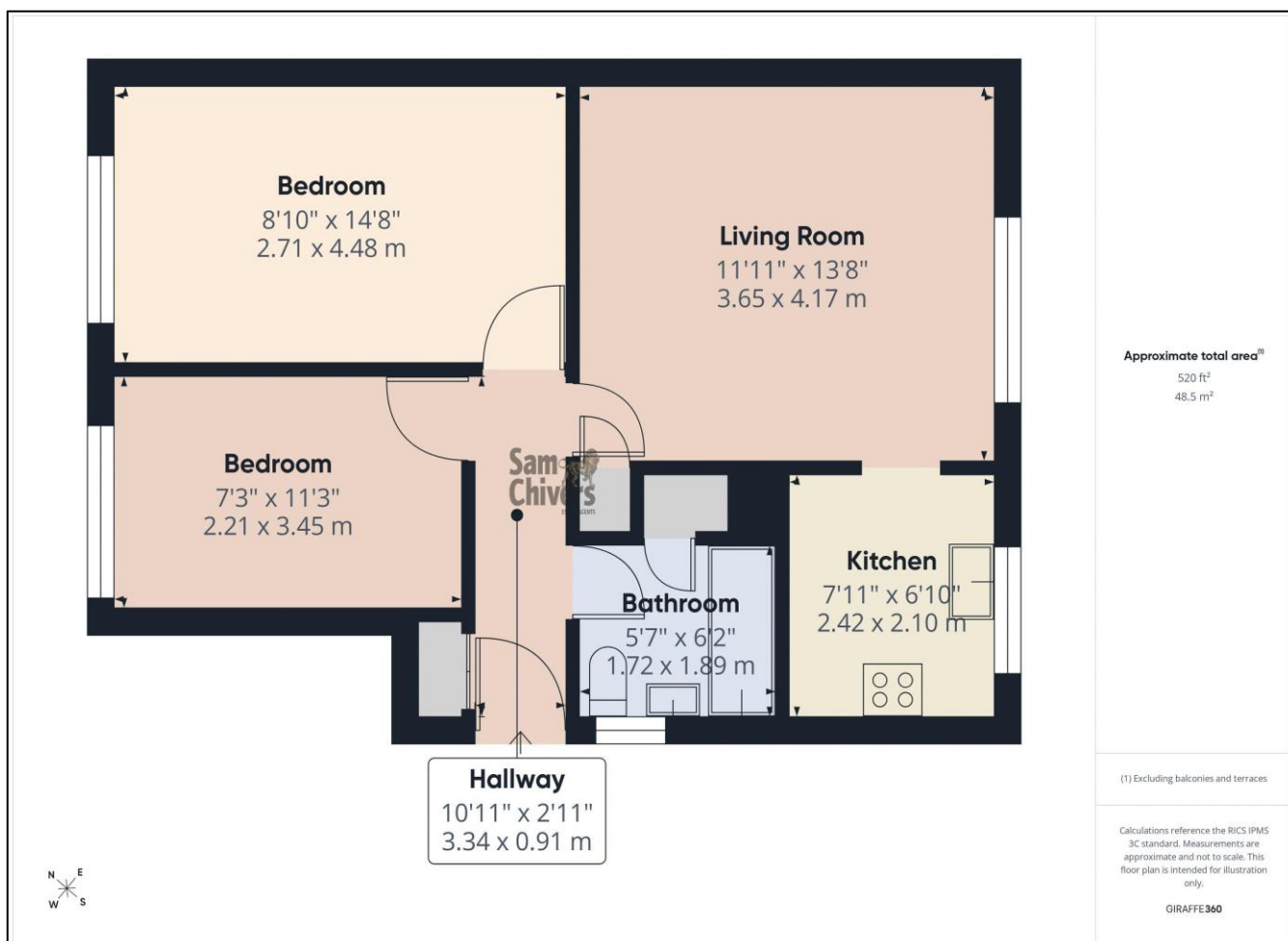
Tenure: Leasehold 94 years remaining on the lease. £40 per annum ground rent.

The property is located on the popular Waterford Park development with the local schools all within walking distance as are the general amenities. Countryside walks can be accessed within minutes of the property. The property is within easy daily commute of the City of Bath.

Tenure: Leasehold

Council Tax Band: B





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	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

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.