



Flat 6, The Court House, 110 High Street

Guide Price £196,000



## Flat 6

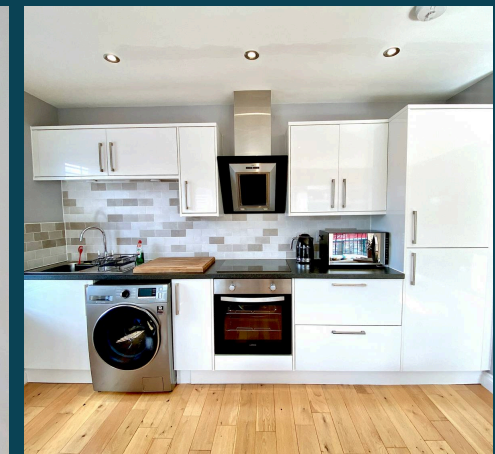
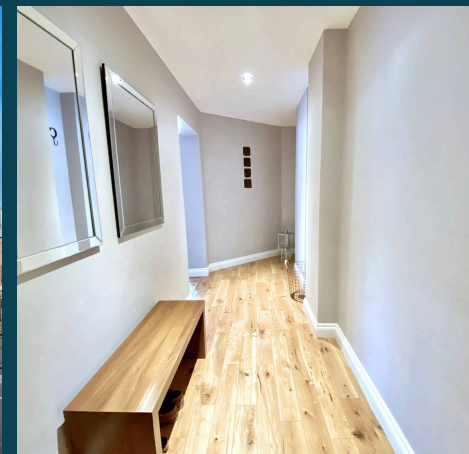
The Court House, Bristol

This spacious and bright property is in excellent condition throughout. You enter into a very large hallway, which immediately gives the home a wonderful feeling of space. This leads through to an open plan living area with a fully equipped kitchen, space for dining and relaxing, dual aspect windows and a Juliet balcony.

There are two good-sized double bedrooms, both with plantation shutters which add a touch of style, and there is a well-presented bathroom. The property benefits from a storage cupboard inside the flat, along with its own separate storage room in the communal area, ideal for bikes or items you want kept out of the property. With approximately 828 sq ft of internal space, the flat offers an excellent sense of room and versatility.

The flat is decorated in contemporary colours with engineered flooring throughout, an intercom entry system, an elevator and a great position with everything on your doorstep. You have an abundance of shops, cafes, supermarkets and excellent transport links, and of course the popular farmers market.

This property would be ideal for a first-time buyer, downsizer or investor with a rental yield of 5.7%. A great property in a superb location, and offered for sale with no onward chain.





## Location:

Nailsea is a well loved and family friendly commuter town just eight miles south west of Bristol. It offers excellent transport links, including its shared railway station with Backwell, direct routes to Bristol and London, convenient bus services and easy access to the M5.

The town has strong schooling options, with a specialist secondary school, several primary and infant schools, local playgroups and the highly regarded Ravenswood special needs school.

Nailsea's shopping centre provides a good range of amenities, including cafes, independent shops, supermarkets, a banking hub and healthcare services. There is also a weekly market, pubs, restaurants, leisure facilities and plenty of green spaces and walking routes.

The town offers a wide variety of homes, from character cottages and bungalows to modern and executive properties, giving buyers plenty of choice whatever their needs.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

Lease length: 116 remaining

Management Charge: £175pcm

Grond Rent: £250pa



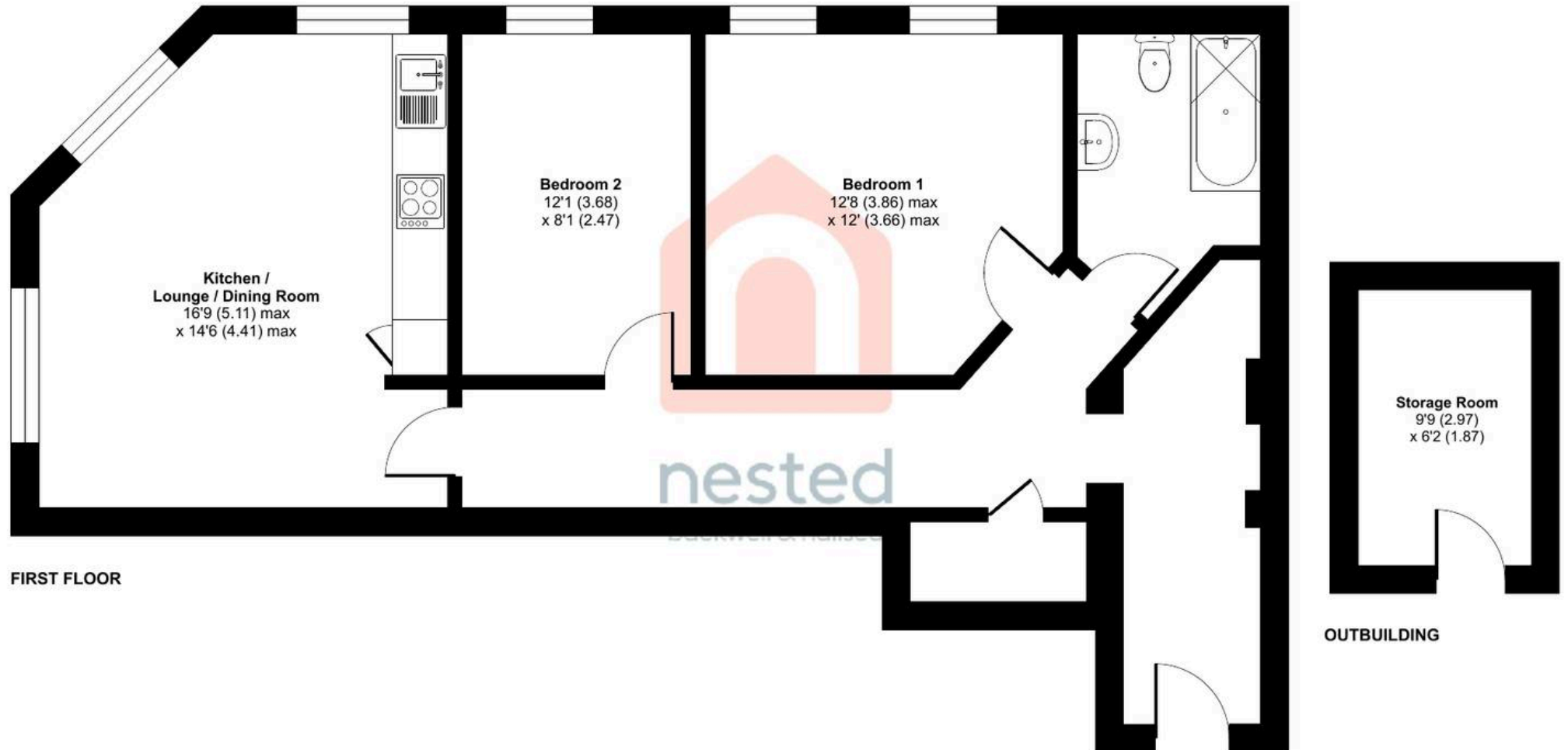
# High Street, Nailsea, Bristol, BS48

Approximate Area = 768 sq ft / 71.3 sq m

Storage Room = 60 sq ft / 5.5 sq m

Total = 828 sq ft / 76.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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