

# LAUREL & WYLDE

E S T A T E   A G E N T S



## 3 St. Johns Court, Axbridge, BS26 2AY £215,000

\*\*\* GORGEOUS PERIOD TWO BEDROOM APARTMENT \*\*\* HIGH CEILINGS AND SPACIOUS LARGE ROOMS \*\*\* ORIGINAL FEATURES \*\*\* TWO DOUBLE BEDROOMS \*\*\* BEAUTIFUL ORIGINAL FEATURES \*\*\* WALKING DISTANCE TO THE HISTORIC CENTRE OF MEDIEVAL AXBRIDGE \*\*\* ALLOCATED OFF STREET PARKING SPACE AND VISITORS PARKING \*\*\* REDECORATED AND NEW CARPETS THROUGHOUT \*\*\* COMMUNAL GARDENS \*\*\* VIEWS \*\*\* EPC F \*\*\* COUNCIL TAX BAND C \*\*\*

This beautifully presented two-bedroom period apartment has high ceilings and large rooms, creating a welcoming, light and airy atmosphere. Recently decorated and carpeted throughout, it offers a modern living space while retaining its period charm. Located within walking distance to the historic centre of vibrant Axbridge where you can enjoy shops, cafes, restaurants and pubs. You are also within walking distance to the local Primary School.

Service charges are £1,554.00 per annum and £150.00 per annum. Please ask within for details  
LEASEHOLD



### Communal Entrance

Access to the main building is through a solid wooden door into the communal hallway. There is an intercom system to the four apartments. Apartment three is on the first floor.



### Living Room

An extremely light front and side aspect room with two large, original 'gothic' style glazed wooden windows, high ceilings with original coving, two wall hung electric radiators, television point and telephone point.



### Kitchen

A front aspect room with an original 'Gothic' style glazed wooden window offering lovely views of The Mendip Hills, ceiling light, vinyl flooring, fitted with base and eye level units with a rolled edge worktop over, cooker with extractor hood above, dishwasher, stainless steel sink with mixer tap over, space for fridge and freezer and space and plumbing for a washing machine.



### Entrance Porch

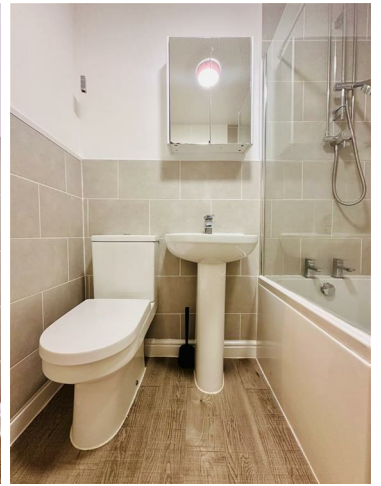
Access to the property is via a solid wooden door into a small entrance porch/hall which has the wall hung entry com phone and a door the the main hallway.

### Hallway

The hallway has two ceiling lights, loft hatch giving access to the roof space, doors to the living room, kitchen, bedrooms, bathroom and the airing cupboard, which houses the hot water tank.







**Communal Gardens**

### Bedroom One

A side aspect room with a wooden double glazed window, ceiling light, wall hung electric radiator.



### Bedroom Two

A front aspect room with a wooden double glazed window offering views of The Mendip Hills, ceiling light, wall hung electric radiator.



### Parking

There is one allocated parking space and visitors parking.

### Bathroom

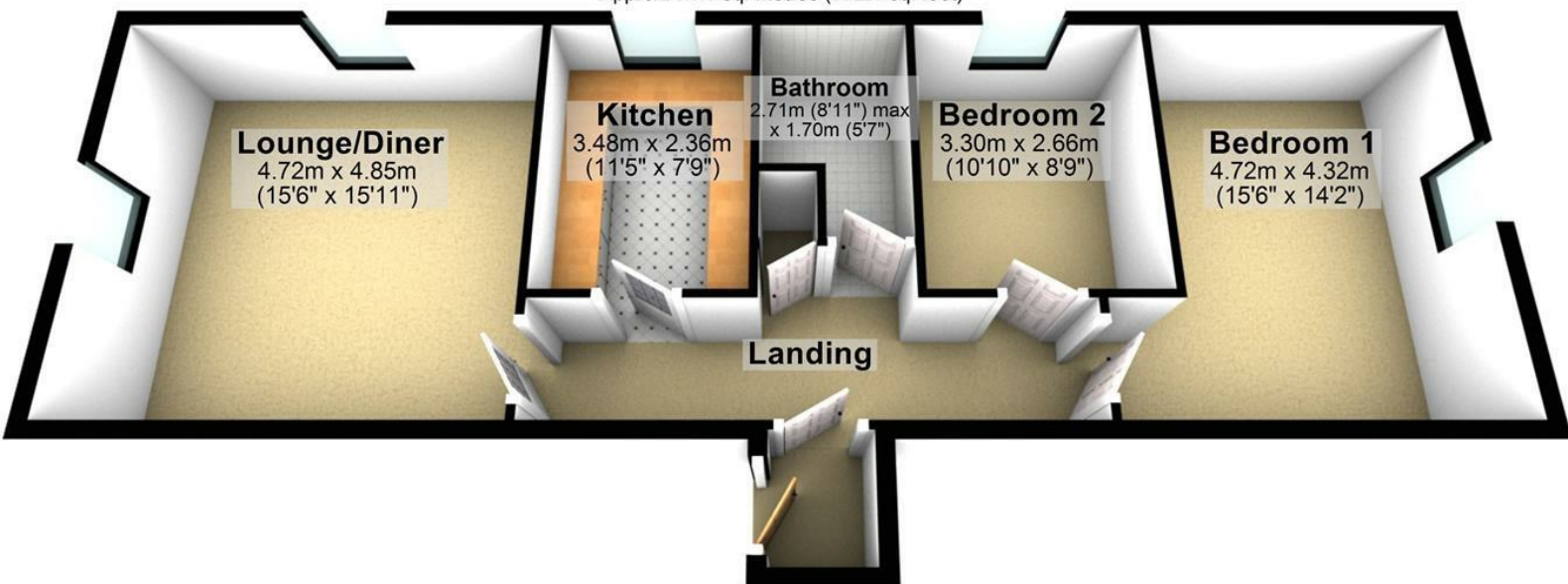
Featuring vinyl flooring, ceiling light, extractor fan, low level WC, wash hand basin and a P-shaped bath with a mains shower system to one end.





## Ground Floor

Approx. 74.5 sq. metres (802.0 sq. feet)



Total area: approx. 74.5 sq. metres (802.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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