



APARTMENT 12, COATES HOUSE, 4 HIGH STREET, NAILSEA, BS48 1DJ

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SUMMARY

Offered with no onward chain, this exceptional apartment offers sophisticated contemporary living in an environment of quiet refinement, presenting a stellar opportunity for a discerning first-time buyer or as a prime investment asset.

Upon arrival, the entrance hall provides a refined sense of welcome, complete with discreet built-in storage housing the immersion tank, a wall-mounted entry system, and individual climate controls. At the heart of the home lies an expansive open-plan living and entertaining area measuring an impressive 19'7" x 15'0". Bathed in natural light from a generous double-glazed window, the space effortlessly extends outdoors via a glazed door onto a private composite sun deck, perfect for alfresco relaxation, with private gate for access. The sharp, on-trend kitchen is beautifully appointed with integrated appliances, including a fan-assisted oven, ceramic hob with glass backsplash, extractor hood, and fridge-freezer, alongside designated space and plumbing for laundry facilities.

The bedroom accommodation continues the property's commitment to light and space. The principal bedroom suite is a wonderfully proportioned retreat featuring bright front-facing views, while the second bedroom offers exceptional versatility as a guest room or executive home office, complete with an obscured double-glazed window for absolute privacy. Serving both rooms is a flawlessly appointed shower room, finished with porcelain part-tiled walls, contrasting ceramic flooring, and a double walk-in shower with a thermostatic rainfall system and separate handheld attachment, a vanity unit, concealed WC, recessed downlighting, and a chrome heated towel rail. The apartment also has the benefit of allocated parking.

LOCATION

Set within the vibrant heart of Nailsea, Coates House occupies a prime High Street setting that effortlessly balances town centre convenience with easy access to the surrounding North Somerset countryside.

Positioned right on the doorstep, the immediate surroundings offer an array of independent boutiques, artisan bakeries, popular cafes, and everyday amenities, with the Crown Glass Shopping Centre and local supermarkets just moments away for effortless daily errands and weekend leisure.

The location is exceptionally well connected for commuters, benefiting from superb road and rail links. Nearby Nailsea and Backwell station provides direct, rapid services into Bristol Temple Meads and onward to London Paddington, while efficient local bus routes serve the surrounding area.

Road connections are equally convenient, with easy access to the M5 and A370 placing Bristol city centre, the North Somerset coastline, and Bristol Airport within convenient reach. Coates House offers an ideal modern lifestyle, combining a thriving local high street culture with well connected suburban living.

ADDITIONAL INFORMATION

Tenure; Leasehold

Lease length: 125 years from 01/01/2019

Service charges; £1900 per annum

Ground rent; £215 per year

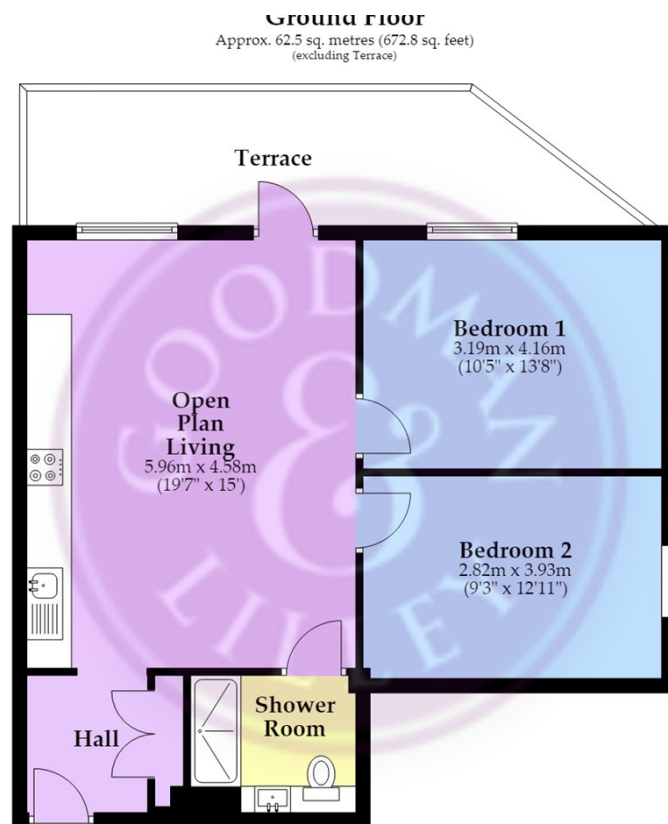
Council tax band; B (North Somerset Council

EPC; C (valid until 2029)





FLOORPLAN



Total area: approx. 62.5 sq. metres (672.8 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



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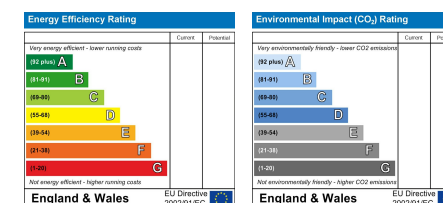
2 Bedrooms
Tenure - Leasehold

1 Reception Rooms
Total 653.00 sq ft

1 Bathrooms
Council tax band - B

- Modern ground floor apartment
- Two double bedrooms
- Allocated parking

- Open plan living area
- Private decking area
- Chain free



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm