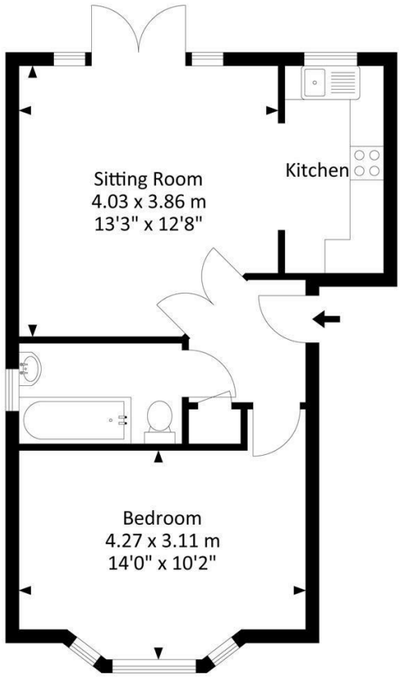
Gino's Estate Agents

Kingshill Court,
69 North Street, BRISTOL, BS48 4BS

Approx. Gross Internal Area
434.30 Sq.Ft - 40.30 Sq.M



For illustrative purposes only. Not to scale.
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.

Tenure: Leasehold
Floor area: 434.00 sq ft
Tax Band: A
Local Authority: North Somerset

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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rightmove

The Property Ombudsman

69 North Street, Nailsea, BS48 4BS

£159,995

NO ONWARD CHAIN. A beautifully presented ground floor apartment, offering stylish, low-maintenance living in a highly convenient setting, that would make an ideal first-time purchase. The property has been well cared for and improved by the current owner, with recent upgrades including new carpets and radiators throughout, creating a fresh and contemporary feel. The accommodation briefly comprises: A secure Communal Entrance with intercom system provides access to the apartment, Entrance Hall, Sitting Room with French doors opening directly onto the attractive south-facing communal gardens, fully fitted Kitchen, a double Bedroom and Bathroom. The allocated parking space is conveniently positioned immediately adjacent to the apartment too. Leasehold - 960 years left of the lease. EPC rating - C

Communal Entrance

Entered via hardwood glazed door. Stairs to first and second floors. Apartment 2 is located on the ground floor. Hardwood door leads to private access to apartments 1 and 2.

Entrance Hall

Entered via hardwood door. Storage cupboard, radiator and door entry system. Double doors with glazed panels to Living/Dining Room, doors to Bedroom and Bathroom.

Sitting Room

13'3" x 12'8" (4.04m" x 3.86m")

A delightful room that benefits a South facing aspect. Two radiators. UPVC double glazed French doors to the rear. Opening to the Kitchen.

Kitchen

10'1" x 4'9" (3.07m" x 1.45m")

Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless steel and drainer with mixer tap and tiled splash backs. Built in electric oven and gas hob with extractor over. Spaces for washing machine and fridge/freezer. Wall mounted 'Worcester' combi boiler. Inset spot lights and vinyl floor covering. UPVC double glazed window to rear.

Bedroom 1

14'0" x 10'2" (4.27m" x 3.10m")

UPVC double glazed window to the front. Radiator.

Bathroom

8'0" x 4'11" (2.44m" x 1.50m")

Tiled and fitted with a white suite comprising panelled bath with thermostatically controlled mains fed shower over, pedestal wash basin and low level W.C. Inset spot light and extractor. Heated towel rail and vinyl floor covering. UPVC double glazed window to the side.

Gardens

Enclosed by timber panel fencing and natural hedging the South facing Garden is laid to lawn and paved pathways. A communal rotary washing line. Access to bin and bike stores. Allocated and guest parking .

Management Charges & Leasehold

Tenure: Leasehold - Balance of 999 years from September 2005. Management charge - £100 per month.