Severnside
Estate Agents

9 The Quadrilles, Severn Beach BS35 4QE

£205,000

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Viewing by arrangement with Severnside Estate Agents Ltd

Severnside Estate Agents are pleased to offer for sale this two bedroom first floor apartment with well-proportioned living accommodation. Ideal for families, first time buyers or investors. The property briefly comprises private entrance hall with stairs leading up to the inner hallway, lounge, re-fitted kitchen, two bedrooms and a modern bathroom. Further benefits include a garden, a garage with parking, gas central heating, double glazing and a long lease.

The village of Severn Beach sits on a coastline which is a 'Site of Special Scientific Interest'. The open aspects and beautiful walks along the Severn Estuary make it a perfect spot for walkers and dog owners alike. With local public transport into Bristol via the train or bus links and the close proximity of the M4/M5 interchange make it an ideal location for commuters.

The village itself has a Bakery, Hairdressers, Barbers, Café, Estate Agents and local convenience store with post office facilities. The village hall is home to lots of regular clubs and activities with playing fields outside and a playpark for children. Nearby The Mall at Cribbs Causeway; the premier shopping destination in the South West, is just a 6 mile drive away. Offering a wide range of shops, restaurants and supermarkets plus a cinema, bowling alley and retail parks which cater for all your needs. With 'The Wave', England's first inland-surfing destination and 'Bristol Zoo Project' close by offering great entertainment opportunities for all ages.

Severn Beach has a local school within the village for children of primary school age and falls within the catchment area of Marlwood senior school and has easy access to local colleges and further education facilities.

ENTRANCE PORCH
Via upvc double glazed entrance door, radiator, stairs to:

INNER HALLWAY
With doors to:

LOUNGE **4.26m x 3.47m (13’10 x 11’4)**
With upvc double glazed window to front aspect, radiator.

KITCHEN **2.95m x 2.87m (9’7 x 9’4)**
With upvc double glazed window to front aspect, range of re-fitted base and wall units with worksurface over, sink unit with mixer tap over, built in oven with hob and extractor fan over, integral washing machine, space for fridge/freezer, breakfast bar, radiator.

BEDROOM ONE **3.34m x 2.89m exc robes (10’10 x 9’5)**
With upvc double glazed window to rear aspect, built in wardrobes, radiator.

BEDROOM TWO **2.74m x 2.63m (8’10 x 8’6)**
With upvc double glazed window to rear aspect, built in cupboard, radiator.

BATHROOM **1.86m x 1.71m (6’1 x 5’6)**
White suite comprising bath with shower, vanity unit with inset wash hand basin and wc, heated towel rail.

OUTSIDE
Garden laid to lawn with pathway to front door.

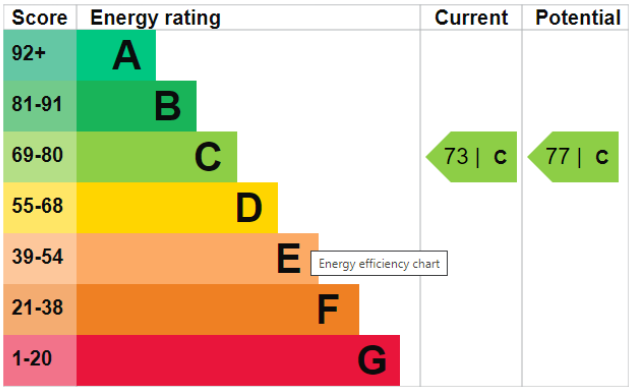
GARAGE
Single garage with up and over door, parking area for residents.

9 The Quadrilles
Ableton Lane
Severn Beach
BRISTOL
BS35 4QE

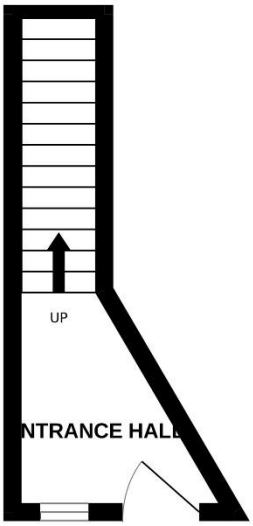
Energy rating
C

Valid until	Certificate number
5 October 2032	0766-0905-7200-4212-0204

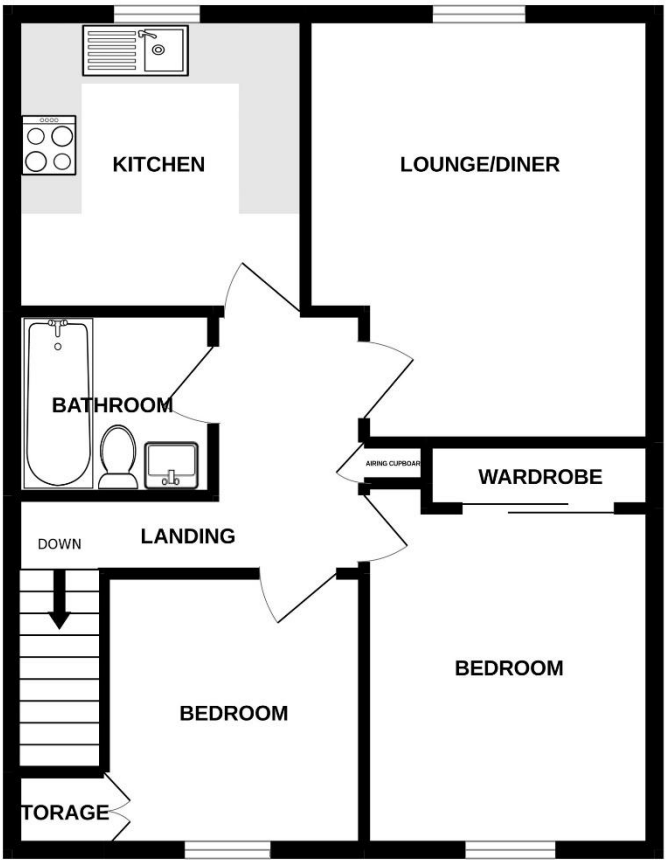
Property type	Top-floor flat
Total floor area	54 square metres



GROUND FLOOR



FIRST FLOOR



TOP FLOOR APARTMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE: The vendor has advised us that the property is leasehold with 948 years remaining on the lease and a maintenance charge of approx. £1022 per annum. Purchasers should obtain confirmation of this through their solicitor

1. These details are intended for guidance and to assist you in deciding whether to view the property.
2. Appliances, equipment and services have not been tested by Severnside Estate Agents Ltd. Measurements are not guaranteed.
3. These particulars are provided on the understanding that all negotiations will be done through Severnside Estate Agents Ltd.

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