



- A one bedroom apartment situated in a convenient location
- Lounge overlooking courtyard garden, gas central heating
- Fitted kitchen breakfast room with view to front
- One double bedroom and a study / dressing room
- Bathroom with shower over bath
- Courtyard garden, private drive to carport

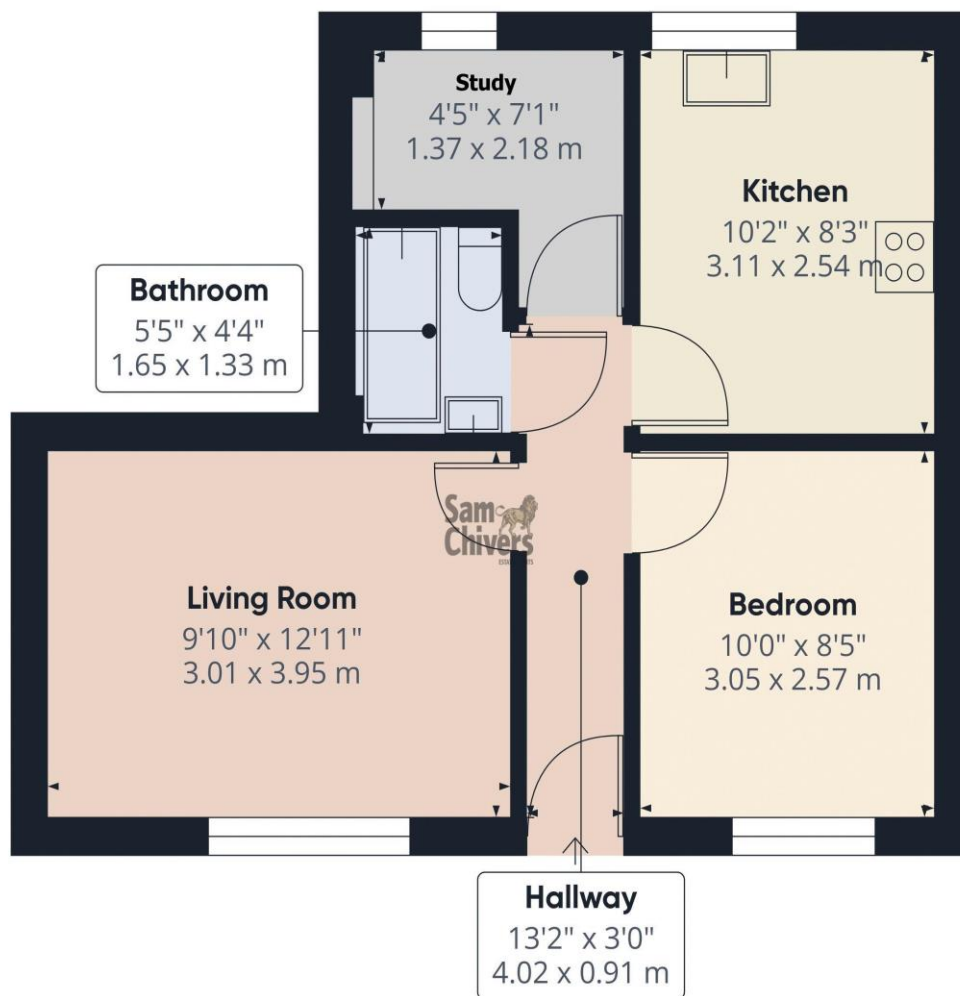


A one-bedroom purpose-built apartment conveniently situated for Bath & Bristol commuting and within walking distance to Radstock Town Centre and all its amenities plus regular public transport. The living accommodation comprises of entrance hall, sitting room, one double bedroom, bathroom, fitted kitchen/breakfast room and a useful study or dressing room. Other features include gas central heating, double glazing and a courtyard style garden. In addition to the above, the property also benefits from having a car port and a driveway parking for two cars. AGENTS NOTE: Ground rent £75 per annum. No management fees applicable.

Tenure: Leasehold. **Council Tax Band:** A.

Leasehold commencing November 2000. Leasehold residue 974 years.





Approximate total area⁽¹⁾
405 ft²
37.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.