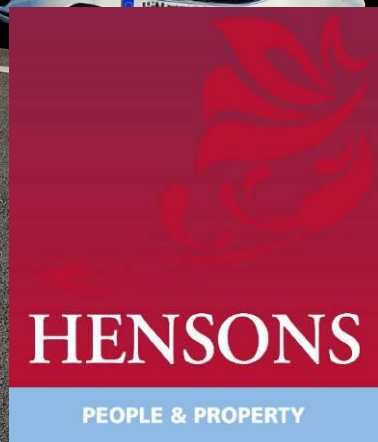




An outstanding top floor 2 bedroom apartment at Coates House, on the Nailsea – Wraxall border.



## 42 Coates House, Nailsea, North Somerset BS48 1DJ - £229,950

A stunning two double-bedroom apartment located here at Coates House with views towards the tree top landscape of Tower House Hill, Wraxall which is only a short walk away. The building benefits from allocated parking for every apartment and small areas of maintained garden along with secure purpose-designed bike storage.

The property is very well positioned near excellent transport links and an array of local amenities. Coates House goes above and beyond with its top-notch features, including a secure video entry system, a high-quality kitchen finished with luxurious granite worktops and a full suite of integrated appliances. The wonderfully light living room is open plan but there is a reception hall that separates it from the two bedrooms and the bathroom. In the bathroom, there is an extremely stylish modern suite with a walk-in shower containing a waterfall head shower, and the two bedrooms are a delight, the principal bedroom has a dressing area and recess offering a great space for a study for those of us who still require space to work from home.

Parking is alphabetically allocated for your convenience and the essential management charges are very reasonable when compared to many flats, apartments, lofts and maisonettes in Nailsea and elsewhere locally.

Arrange your viewing with us today to make sure you don't miss out on the opportunity to take a look round and fully appreciate the wonderful space and finishes and remember you can be living here very quickly because there are no onward chain delays, as the apartment is currently vacant.



After taking the stairs to the top floor of Coates House and short walk down the communal hall and through the apartment door you are welcomed into the inviting entrance hall, from here, step into the open plan living space and kitchen beyond while beginning to take in the views towards the nearby open countryside.

Doors from the entrance hall lead to two spacious bedrooms, and a stylish shower room, the flooring is super low-maintenance being very well insulated woodgrain finish LVT.

Enjoy the open plan living area, spanning an impressive 4.45m x 6.25m (14' 7" x 20' 6"). The kitchen area contains a range of modern cabinets with cupboards and drawers, high line and base cupboards and complementing granite work surfaces with concealed lighting above. The integrated appliances comprise of a fridge, freezer, washer/dryer, oven-grill, an inset hob and extractor above. The room is adorned with downlights, television point, broadband point and double doors that open to a very useful full height built-in cupboard. Full drop windows are great features of the room with virtual floor-to-ceiling light adding to the ambience.

Bedroom One also has another long drop window in the dressing area that floods the space with natural light. However, you can indulge in entertainment with the thoughtfully installed television point too. Bedroom Two, spanning 2.57m x 3.15m (8' 5" x 10' 4"), offers another quiet escape as either a smaller double bedroom or a sitting room – study.

Enjoy the modern shower room, that has a three-piece suite. An extensive shower space complete with a thermostatic shower with a rainwater shower head. The concealed cistern WC further enhances the streamlined aesthetic, there is a sleek heated towel rail, extractor fan and attractive tiling.

A passive and active heat recovery and air circulation system within the apartment reduces maintenance and running costs.

**Services & Outgoings:** Mains water, electricity and drainage are connected. High speed Broadband services are available.

**Management Charges:** We understand that the management charges for the current year including buildings insurance, ground rent and maintenance of communal areas amount to a very realistic £85.76pcm.

**Parking:** We are advised that parking space is provided in the car park to the northwest front of the building with the occupier of this property having the relevant permit for the parking area.

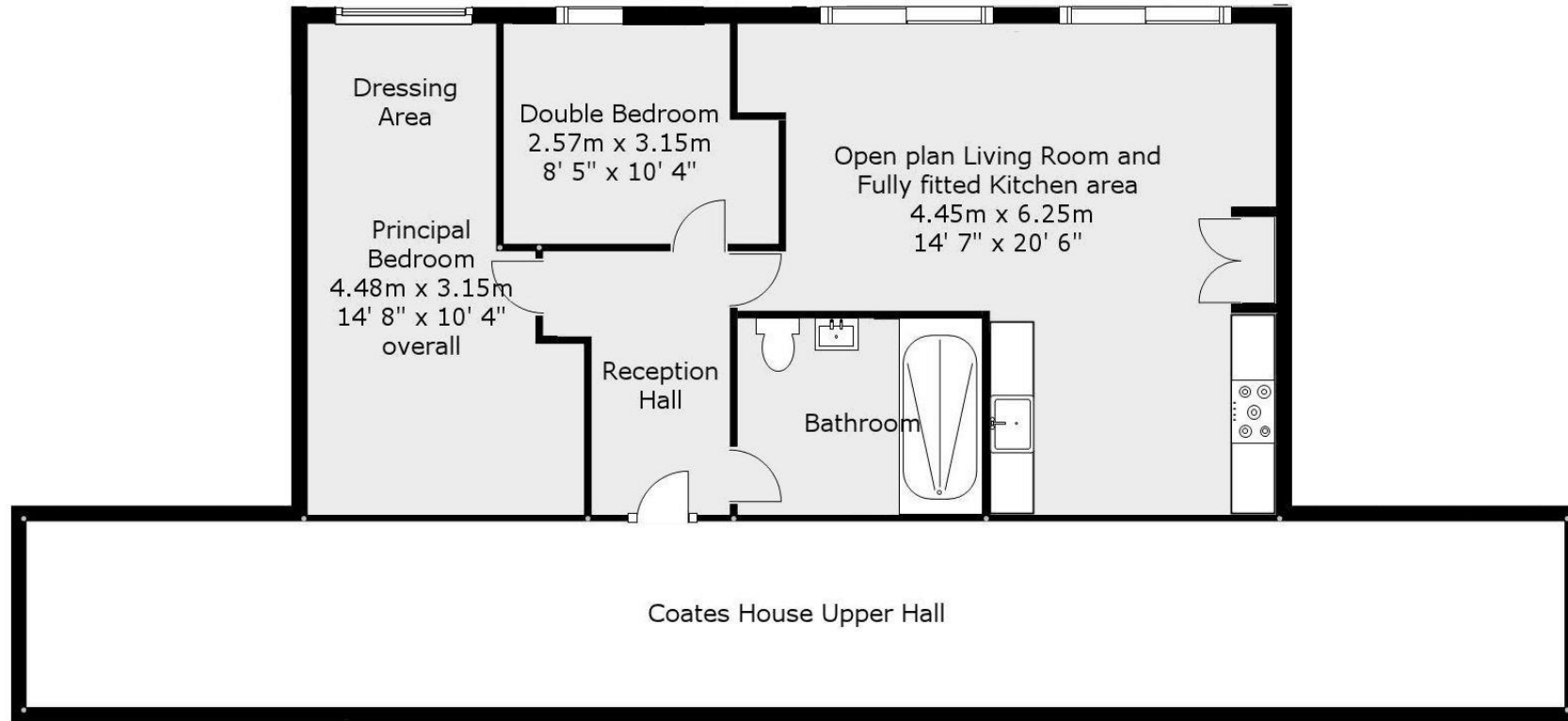
**Tenure:** Long Leasehold – current lease expires 3022.

**Energy Performance:** The energy performance of the apartment was assessed at band B – very efficient. The average national which includes also eco houses is D.

**Hensons London Property Exhibitions:** See this property at our next Westcountry Property Exhibition at our Chelsea-Fulham Office for more information call 01275 810030.

**VIEWING:** Only by appointment with the Sole Agents: Hensons, telephone 01275 810030 or online via our website.





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