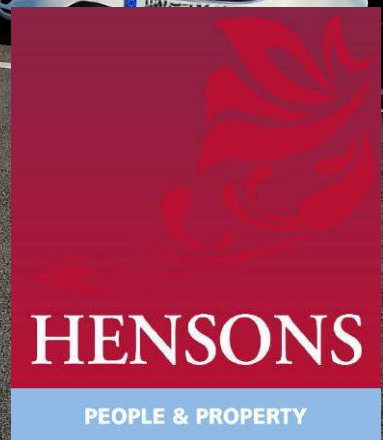


An outstanding 2 bedroom balcony apartment with views at Coates House, an historic location on the Nailsea – Wraxall border but perfectly placed for Nailsea High Street and nearby shopping.





# Apartment Twenty Nine, Coates House, Nailsea, BS48 1DJ - Offers in the region of £244,950

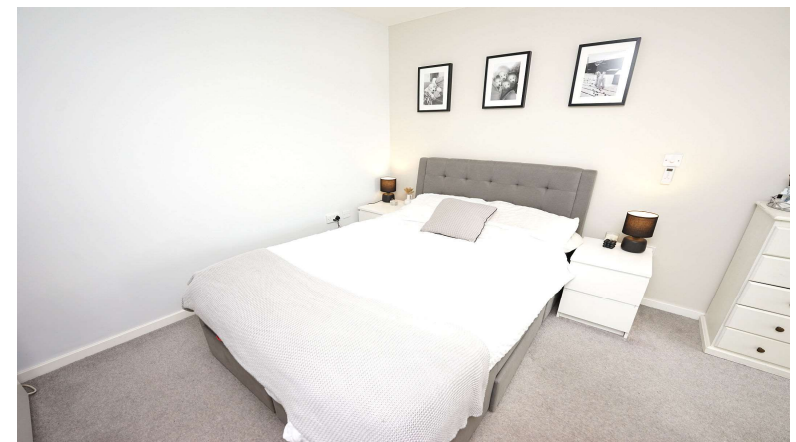
## Introducing Apartment Twenty Nine

The first choice home, one of just three with a balcony in this outstanding collection of dynamic, design-led, residential 1 and 2 bedroom apartments that were created this decade in a fusion location that successfully merges soft light touch industrial with cutting-edge residential development. View it with us, you'll love it.

This exquisite two double-bedroom apartment sits perfectly in the quietest possible position here at Coates House with views towards the dreamlike landscape of Tower House Hill, Wraxall which is only a short walk away. The building has an almost endless parking area and small areas of maintained garden coupled with secure purpose-designed bike storage. From within you lead outside where you will doubtless immerse yourself in the sheer joy of the extensive private space of the balcony – zero maintenance garden area after you have explored the light, bright and beautifully presented living space with us.

The property is strategically positioned near excellent transport links and an array of amenities. Coates House goes above and beyond with its top-notch features, including a secure video entry system, app-controlled lighting, a high-quality kitchen finished with luxurious granite worktops and a full suite of integrated appliances. The gorgeous living room is open plan but there is a reception hall that separates the living rooms from the bedrooms and bathroom. In the bathroom, a contemporary shower space dominates with a rejuvenating waterfall rain head shower, and the two bedrooms are a delight, the principal having a dressing area and recess.

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







You may by now be getting the impression that we like the apartment but you should still be prepared to be amazed when you personally tour this remarkable home. Don't miss out - schedule a viewing today to fully appreciate the superb space and finishes and remember you can be living here very quickly because there are no onward chain delays, meaning the owners have an empty property that they can move to from here.

Step from the Coates House Upper Hall into the inviting entrance hall, where a secure entry screen greets you. From here, venture into the open plan living space and kitchen beyond while beginning to appreciate the views towards the nearby open, protected Greenbelt countryside.

Doors lead to elegant bedrooms, and a stylish shower room and the flooring is super low-maintenance, easy to live with, insulating, 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 boasts a range of contemporary cabinets with cupboards and drawers, high line and base cupboards and complementing granite work surfaces with concealed lighting above. The integrated appliances comprise a fridge, freezer, washer/dryer, oven-grill, an inset hob and extractor above. This suite elevates both functionality and style. The room is adorned with downlights, television point broadband point and double doors that open 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.

Retreat to the tranquil embrace of Bedroom One and another long drop window in the dressing area 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 leading out to the 'garden'.

Luxuriate in the elegant shower room, adorned with a three-piece suite. An extensive shower space complete with a thermostatic shower that will blow the morning fog away or relax you with a rainwater 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.

Again, we are inclined to stress that you shouldn't let this opportunity slip away. Enquire now to see this fabulous home.

**Photographs:** See more images online on Social Media channels and at [www.hbe.co.uk](http://www.hbe.co.uk)

**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 £81.63pcm with a Ground rent of £17.70pcm.

**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 2144.

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

#### Hensons London Property Exhibitions:

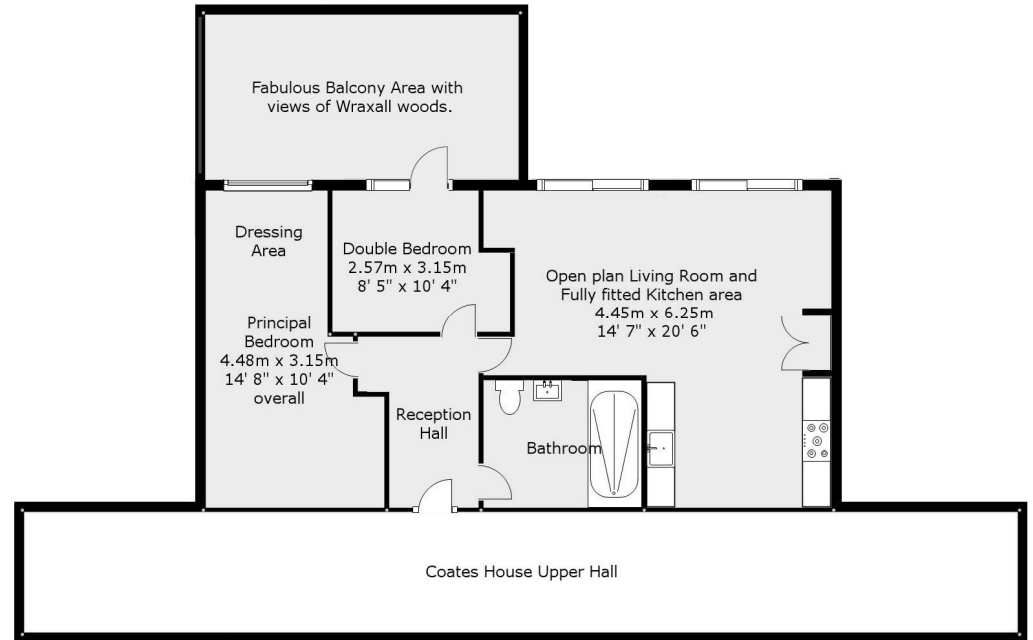
See this property at our next Westcountry Property Exhibition at our Chelsea-Fulham Office for more information call 01275 810030.

#### VIEWING:

Only by appointment with the Sole Agents: Hensons, telephone 01275 810030 or online via our website. Please note these 2 bedroom balcony apartments were quickly snapped up when new and we expect lots of interest now so please do not delay calling us for a viewing.

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Aerial photographs are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information with regard to planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. All images and plans © Hensons 2023

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