



A beautifully presented newly updated well designed 1 bedroom flat with parking enjoying a quiet position in the 'old village' area of Nailsea.



Flat 8, Silver Court, Fosse Way, Nailsea. BS48 2BX Offers in the region of £169,950

A smart, well-presented newly updated purpose-built first-floor flat that has been comprehensively refurbished to better than new condition creating a very comfortable home offering convenience and a peaceful setting. The property is located within a traditionally built building with no cladding to be concerned about and this superb home boasts low management charges, easily run accommodation and the advantage of allocated parking. Whether you're a first-time buyer, an investor, or simply looking for a low-maintenance and affordable living option, this property will be ideal for you.

Flats available to all age groups in Nailsea are relatively scarce, ensuring perpetual demand for the properties here in Silver Court. The absence of any onward chain delays allowing a quick trouble free move also adds to the appeal of this particular property but most of all the fresh, light, neutral decoration and the recent improvements including a very attractive new kitchen and a classic white bathroom with bath and shower make this flat stand out.

This building is part of a development consisting of three buildings, housing a total of 14 flats with good residents and visitor parking and communal garden areas that are all maintained. The old village setting to the west of the town centre offers two nice village pubs one in Silver Street and one at Kingshill, a legendary fish and chip shop and a greengrocer that are also in Silver Street, while in the town centre which is less than ½ mile away, there is a wide range of amenities with café's, restaurants, shopping, Tesco, Waitrose and Iceland Supermarkets, two health centres and a leisure centre with a gym. In addition, parkland and open countryside is within easy reach with some lovely walks around the town to be enjoyed.



For commuters, Nailsea provides excellent road connections to the nearby major centres, with Bristol only 8 miles away. The town also has the benefit of a mainline railway station on its southern edge, facilitating convenient long-distance commuting. Moreover, there are two M5 junctions within a 6-mile radius.

If you are considering a rental investment, you'll be pleased to know that the demand for flats in Nailsea is consistently high, given the ongoing shortage of available properties. Unfurnished flats like this one command excellent rental yields. For further guidance, feel free to contact us as we currently manage several flats at Silver Court and can give you up to date achievable rental figure demonstrating a good return on investment yield.

The Accommodation: As you step through the sheltered front door of the building, you'll find a spacious entrance hall serving all four flats. Two flats are situated on the ground floor, while the remaining two, including number eight, are accessible via a staircase to the first floor. The front door of the building is equipped with a remote door answering system, complemented by individual intercoms in each flat.

Upon entering the flat, you'll be greeted by a private reception hall that connects all the rooms within the property. The living room is very well proportioned and overlooks the communal gardens. There is a T.V. point, a broadband connection and Cable TV, telephone, and Superfast Broadband services are available here subject to the usual subscriptions.

The outstanding kitchen is again arranged to overlook the garden area and is newly fitted with a range of cupboards, ample laminated worksurfaces and new appliances.

The double bedroom offers a comfortable retreat. It features a built in wardrobe and a further storage recess.

The bathroom with its modern white suite comprises a panelled bath equipped with an electric shower, a WC and a wash basin. The walls are part tiled to complement the suite and there is a built in airing cupboard.

Outside: Outside the building, you'll discover well-maintained communal lawned gardens creating a pleasant outdoor space. There is ample parking for both residents and visitors.

Energy Performance: The Energy Performance of the flat has been assessed at Band D-66 which is above the national average for energy efficiency.

Services & Outgoings: Mains water, electricity and drainage are connected. Digital high efficiency programmable electric panel heaters. High speed broadband. Double glazing. Council Tax Band B.

Tenure and Management Charges: The flat is Leasehold and so fully mortgageable with 960 years of a 999 year lease remaining. The very reasonable service charges include exterior maintenance, gardening and buildings insurance and amount to £70pcm. Service charges typically increase however, we understand the charges here have only marginally increased by a total of less than £5 per week in the last 14 years.

Viewing: Only by appointment with the agents **HENSONS**. Telephone **01275 810030**



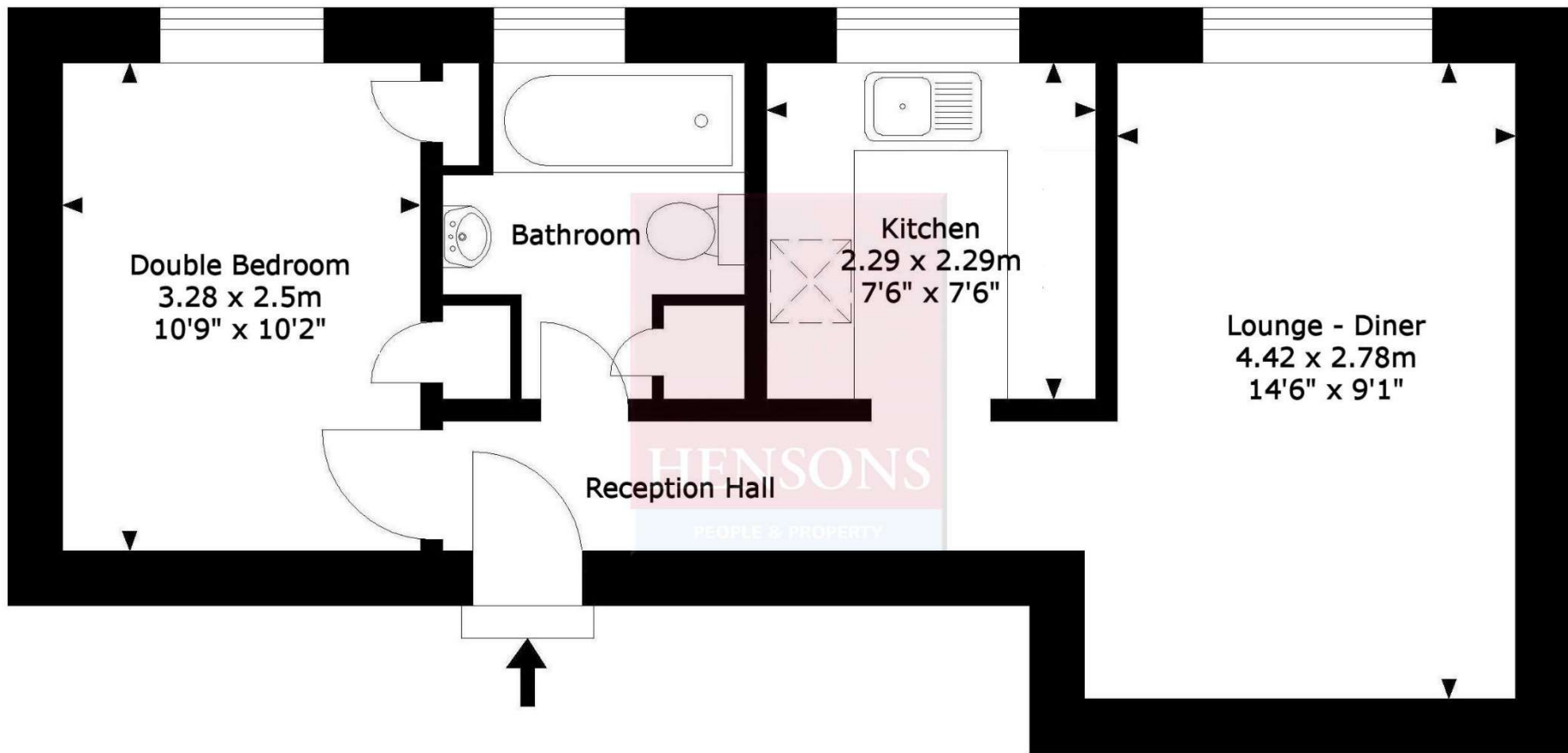
Sheltered entrance



Good parking



Location



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. 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 seller's conveyancers or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinions or estimates or, where mentioned based on information provided by the sellers. Where the 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. 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

Data Protection: Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.



HENSONS

Ivy Court,
61 High Street, Nailsea, Bristol, BS48 1AW
Telephone: 01275 810030
Email: info@hbe.co.uk

hbe.co.uk



Networked offices throughout the Westcountry & in London – all together better

