



- A smart and well finished one bedroom first floor apartment
- Light and bright lounge/dining room/kitchen
- Attractive, tasteful shower room
- Centrally located within the town of Radstock
- Walking distance of amenities and commutable to Bath
- Offered for sale with no chain



'A converted natural stone building which now offers four smartly finished and very spacious apartments closely situated to the centre of Radstock!'

This first floor apartment provides light and bright accommodation and has been attractively finished as new within a converted natural stone building. The property has a shared entrance hallway and stairs providing access to just two apartments. As you step through the private entrance doorway there is a hallway with doors to all accommodation, a superb open plan lounge/kitchen/dining room with a dual aspect bringing in plenty of natural light, a modern, stylish fitted kitchen with breakfast bar. One double bedroom and there is a nicely fitted shower room. Utility store housing the electric boiler and plumbing for a washing machine. Electric central heating and double glazing. Each apartment will have access to a communal bike store, refuse store and recycling store.

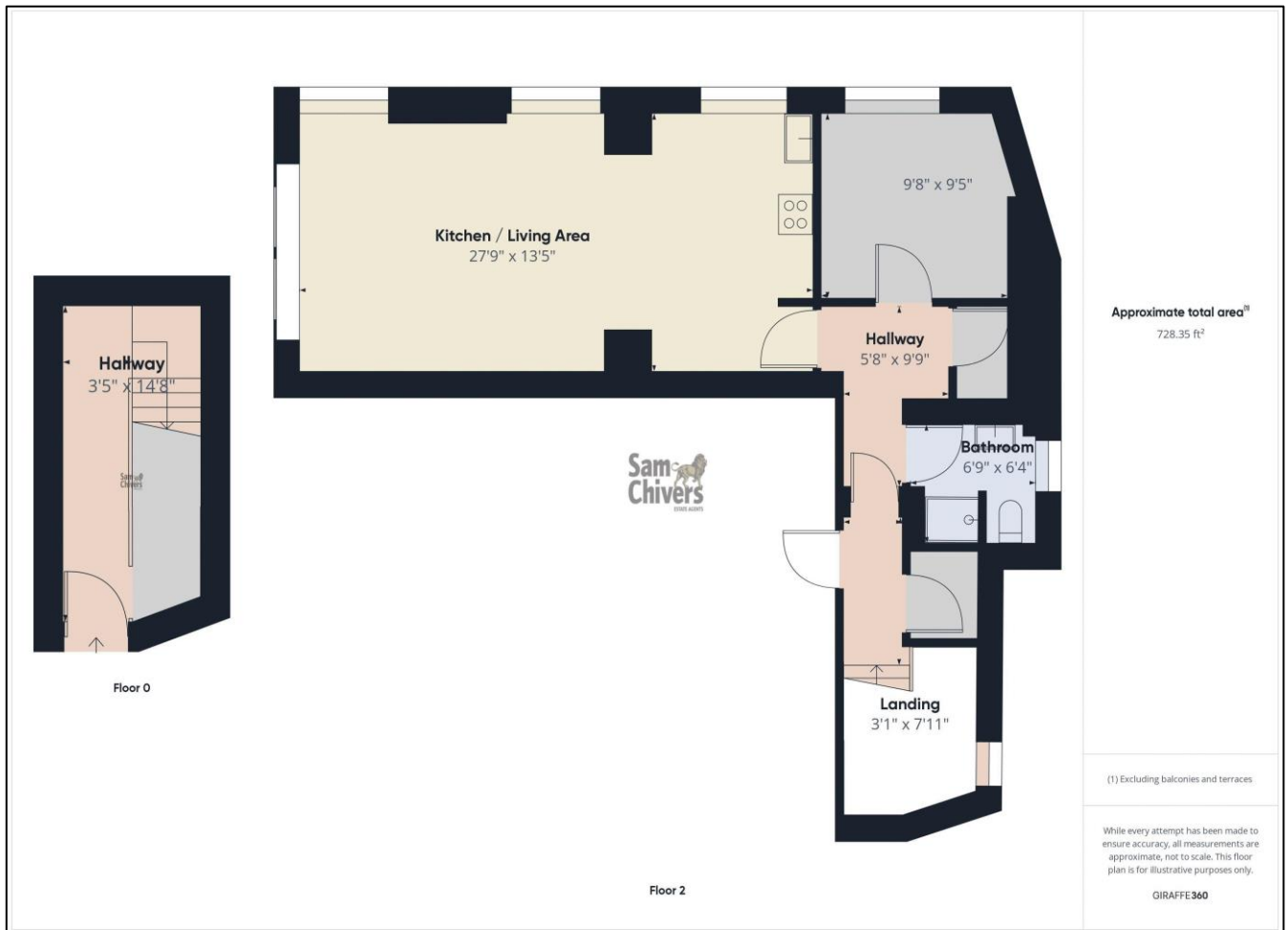
Agents Note: The property is to be sold with a new 999 lease and is subject to a service charge of approx £700 per annum and will be payable to Riverside Cottages Management Company Ltd (currently being set up). Upon completion of the final apartment all owners will take on the management company.

The property is centrally located within the town of Radstock, close to amenities and bus networks. For those needing to commute, Bath, Bristol and Frome are all within reasonable travel distance. There is access to the cycle networks within easy reach of the property. Regular bus services to both Bath & Bristol.

Tenure: Leasehold

Council Tax Band: A





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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 62 D | 63 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.