



- A modern two bedroom top floor apartment
- Excellent commuter base for access to Bath & Bristol
- Attractive feature lounge/diner/kitchen
- Two double bedrooms and a bathroom
- Two allocated parking spaces



'A modern purpose built apartment situated on the outskirts of the village that would provide the perfect commuter base for those needing access to either Bath or Bristol on a regular basis!'

This top floor two bedroom apartment, built by Bovis Homes circa 2017 and is still presented in excellent order throughout. The property has a communal entrance lobby and staircase accessed with a secure entry phone system and this then leads up to a private entrance to the apartment. The accommodation itself comprises a spacious entrance hallway with useful storage cupboard and provides access to all rooms. There is an open plan lounge/diner/kitchen which is a real feature, has a dual aspect and a pleasant view. The lounge dining area is a generous size and the kitchen is well fitted with a selection of integrated appliances. There are two double bedrooms with a fitted wardrobe in the largest bedroom and a well fitted bathroom with new flooring. The property has GCH, is double glazed and sold with the remainder of its NHBC build warranty. Externally the property has two allocated parking spaces in the adjacent parking area and there is a bike store and refuse store. This apartment is located on the Bovis Homes development in the popular North Somerset village of Paulton. The property is ideal for those requiring a manageable daily commute to Bath & Bristol and although part of a modern development the property fields and countryside can be accessed in just a few minutes walk.

AGENTS NOTE: Leasehold – The remainder of the 125 year lease (119 years) formed in 2017. The property will be subject to a service charge of £88.59 per month payable to Sovereign Network Group.

Tenure: Leasehold

Council Tax Band: B



Floor Plan

Approx. 58.6 sq. metres (630.7 sq. feet)



Total area: approx. 58.6 sq. metres (630.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.