



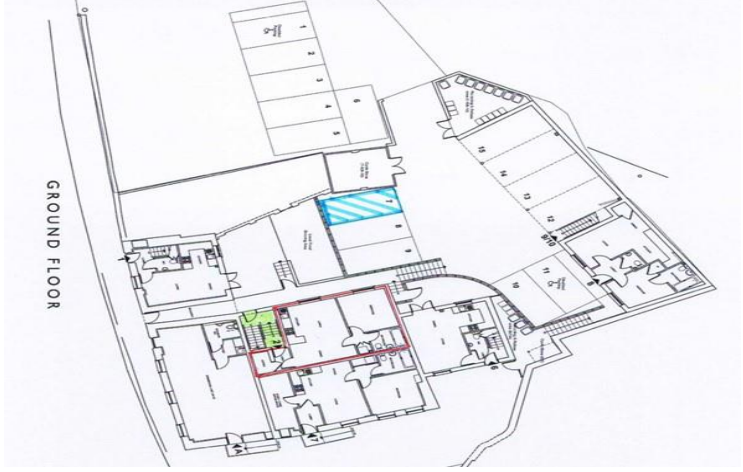
- A brand new one bedroom apartment
- Part of an attractive mews style development
- Open plan lounge/diner/kitchen
- One good size double bedroom and attractive shower room
- Secure intercom entry system and allocated parking space
- Easily commutable to Bath



The Shambles is an attractive mews style development located close to the heart of Radstock offering a range of unique, individual properties, all impeccably finished as new, yet having maintained the integrity of the original building within the Radstock conservation area. A brand new one bedroom lower ground floor apartment offering spacious accommodation and is one to be viewed to be appreciated. The apartment has access via a communal entrance for four apartments and has a secure intercom entry system. A private entrance then leads into an inner hall with storage cupboard and on into an open plan lounge/kitchen/dining room which lends itself nicely towards modern living. The kitchen has a range of modern high gloss units, integrated oven and electric hob and fridge/freezer. The property enjoys a good size double bedroom and a contemporary shower room. The apartment also has an airing cupboard with space for a washing machine. A new efficient electric heating system has been installed and it is fully double glazed throughout. The property has been finished with high quality fixtures and fittings including neutral floor coverings. Externally the property has one allocated parking space, bike store and there is a communal allotment area perfect for food growing. The property is connected to solar panels which will help contribute towards the electricity running costs. Agents Note: The property is leasehold with a 999 year lease and will be subject to an annual service charge of £710.01

Tenure: Leasehold

Council Tax Band: A



Floor Plan

Approx. 44.1 sq. metres (474.8 sq. feet)



Total area: approx. 44.1 sq. metres (474.8 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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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.