



- A one bedroom first floor apartment
- Open plan lounge/kitchen with breakfast bar
- Potential rental income of - £795pcm
- Bathroom with shower over bath
- Access to communal garden
- Allocated private parking space

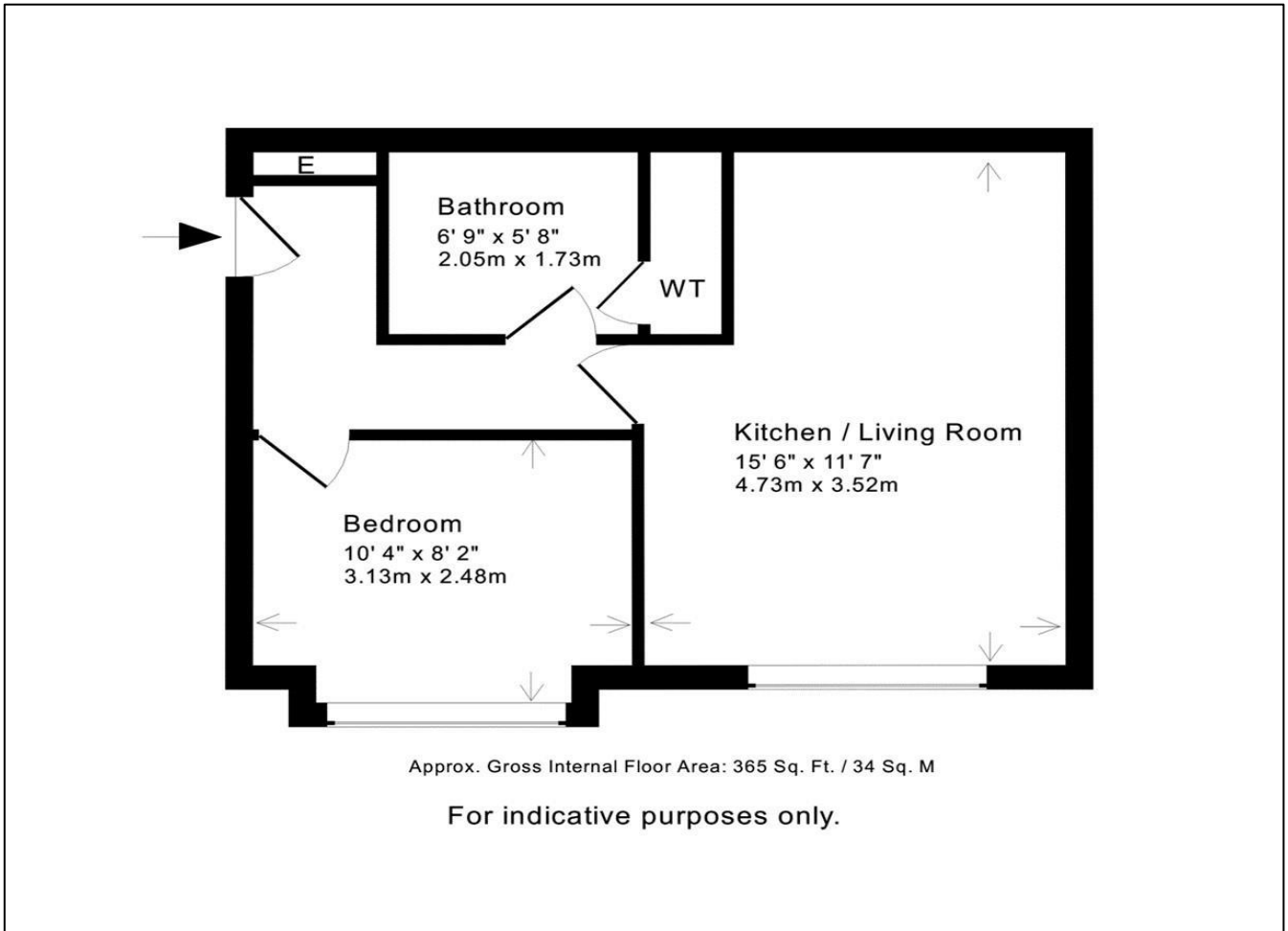


'The perfect first purchase or even a ready made investment, this one bedroom flat is in excellent order!' ****Potential rental income of £795pcm**** This one bedroom first floor apartment has been the subject of a great deal of modernisation and updating by the current owner and would make an ideal first purchase or an addition to a rental portfolio! The property has a communal entrance with secure intercom entry system and stairs to the first floor. There is a private door into the accommodation where there is a hallway with store cupboard and doors to all accommodation. Open plan lounge flowing nicely into a super contemporary kitchen complete with integrated appliances and a breakfast bar. One double bedroom and a bathroom with shower over the bath. The property looks out of the rear of the building over the gardens and is double glazed and has electric heating. Externally the property has an allocated parking space as well access to a communal lawn garden at the rear of the property. Russet Way forms part of this well established and mature residential development which as mentioned is only 6 miles from Bath city centre and 16 miles from Bristol city centre. The village centre with a good amenity base and regular public transport is a ten minute walk. AGENTS NOTE: The property is leasehold with the remainder of its 999 year lease formed January 1990 and is subject to a payment of £286.10 charged quarterly and payable to HML PM Ltd.

Tenure: Leasehold

Council Tax Band: A





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 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.