



- Ideal for first purchase of investment
- Tidy and well presented complex of apartments
- Open plan modern living
- Private parking within a brick paved courtyard



'A modern first floor flat in lovely order that would make a great first home or even a rental investment!' This two bedroom first floor apartment is part of a pretty mews style complex, converted back in 2014 from what was originally known as Heal House. There is a clean and tidy communal entrance with intercom system leading up to the private flat entrance. On entering the property there is an open plan lounge/dining/kitchen with a modern Anthracite grey kitchen complete with integrated appliances. There is one double bedroom and a second room that would be best utilised as a nursery, walk in dressing room or home office and there is a good size bathroom with shower over the bath. Externally there is a private parking space within the courtyard and a communal bike store and the approach to the property is open and well maintained having been laid to brick paving. The property would suit a first time buyer or an similarly an investment buyer! AGENTS NOTE: The property is leasehold with the remainder of its 125 year lease formed in 2014. There is annual ground rent of £200 payable as well as an annual management charge of £682 payable to Norwood Property Management covering the upkeep of communal areas both internally and externally. The property is centrally located with the village of Paulton and within only a few minutes walk of the amenities. Bath and Bristol are both within daily commuting distance with regular public transport close by.

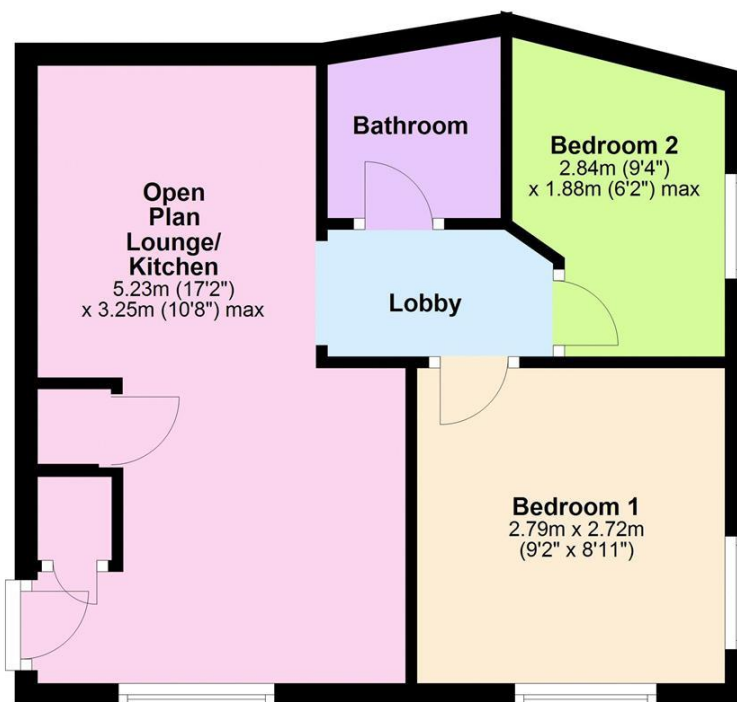
Tenure: Leasehold

Council Tax Band: A



Ground Floor

Approx. 33.4 sq. metres (359.8 sq. feet)



Total area: approx. 33.4 sq. metres (359.8 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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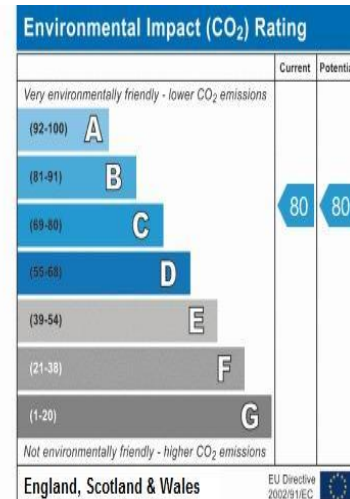
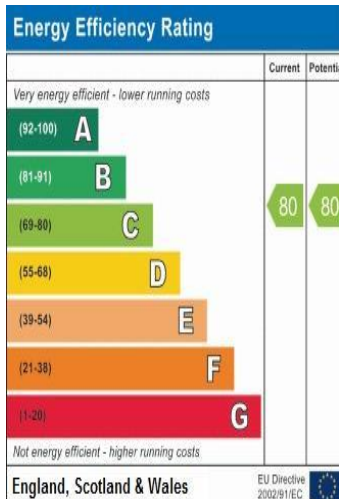


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01761 411020 or email us at sales@samchiversproperty.co.uk

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.