



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



An outstanding first floor apartment that was built in 2016 as part of a conversion of a former office building creating a selection of superior contemporary flats that are ideally placed in the centre of Nailsea but away from through traffic. The spacious, well appointed accommodation which is very well designed and immaculately presented throughout briefly comprises Entrance Hall, Large Kitchen/Dining /Sitting room with integrated appliances, Double Bedroom and Bathroom. Allocated parking space.



## ROOM DESCRIPTIONS

### Communal Entrance

Secure entrance door in to a clean, bright and airy communal hallway. No4 is located on the left.

### Entrance Hall

Entered via contemporary styled hardwood door. Large double width cupboard providing excellent storage and housing immersion tank. Entry phone. Doors to Kitchen/Dining/Sitting Room, Bedroom and Bathroom.

### Kitchen/Dining/Sitting Room

22' 6" x 13' 4" (6.86m x 4.06m)

#### Kitchen Area

Fitted with a range of wall and base units with wood effect roll edge work surfaces and upstands over. Inset stainless steel sink and drainer with mixer tap. Built in electric oven with induction hob, stainless steel splashback and extractor over. Integrated fridge/freezer, dishwasher and washing machine. Wood effect vinyl flooring.

#### Sitting/Dining Area

UPVC double glazed picture window to West aspect. Electric panel radiator and carpeted floor.

### Bedroom

12' 7" x 9' 1" (3.84m x 2.77m)

Electric panel radiator. UPVC double glazed window to front.

### Bathroom

8' 8" x 5' 5" (2.64m x 1.65m)

Tiled and fitted with a white suite comprising; panelled bath with electric shower and glazed screen over, pedestal wash basin and low level W.C. Tiled floor, heated towel rail, shaver point and extractor.

### Tenure & Council Tax Band

Tenure: Leasehold Balance of 125 years from 2016

Council Tax Band: A

### Management Charges & Ground Rent

Management Charges: £454.96 per quarter

Ground Rent: £50.00 per annum

