Silver Street Nailsea BS48 2BP | **£169,950**

marktempler
RESIDENTIAL SALES

Property Type
Flat - Retirement

How Big
538.20 sq ft

Bedrooms
1

Reception Rooms
1

Bathrooms
1

Warmth
Electric Heating

Parking
Communal Parking

Outside
Communal Gardens

EPC Rating
C

Council Tax Band
C

Construction
Standard

Tenure
Leasehold

Set within a popular and welcoming retirement development, this attractive second-floor apartment offers comfortable accommodation, a peaceful setting and a wonderful outlook over the communal gardens. A particular highlight is the private balcony, accessed directly from the living room, providing a lovely space to sit and enjoy the beautifully maintained surroundings.

The property is entered via an entrance hall, which benefits from a useful built-in storage cupboard and provides access to the accommodation. The main living and dining room is a bright and comfortable space, with access to the separate kitchen and balcony. The kitchen is fitted with matching wall and floor units, providing a practical space for everyday cooking.

The bedroom is a comfortable room with built-in storage, while the bathroom is conveniently positioned and includes a bath with separate shower, WC and wash hand basin.

Outside, the private balcony is undoubtedly one of the property's key features, overlooking the communal gardens and creating a tranquil spot to relax or enjoy a morning coffee. Residents can also enjoy the wider communal grounds and facilities offered by the development.

The development provides a communal lounge with kitchenette, ideal for socialising and taking part in activities, along with a visitor suite and parking available on a first-come, first-served basis. There is lift access, an in-house laundry room operated on a rota basis, 24-hour emergency pull cords and a full-time on-site house manager, providing reassurance and support when required.

The property is also conveniently positioned within a level walk of Nailsea Town Centre, offering easy access to a range of local amenities and everyday conveniences.

Overall, this is a lovely one-bedroom retirement apartment offering comfortable living, excellent storage and the added benefit of a beautiful private balcony overlooking the communal gardens. It provides an appealing balance of independence and community.

“A beautifully positioned retirement apartment with a private balcony overlooking the communal gardens.”

HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there’s no obligation to use these services.

Material Information

UTILITIES
Mains electric, water and drainage.

BROADBAND AND MOBILE COVERAGE
Standard broadband available with highest available download speed 22 Mbps and highest available upload speed 1 Mbps.
You may be able to obtain broadband service from fixed wireless access providers covering this area – EE + Three
Mobile coverage is good outdoor and in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

LEASE INFORMATION
125 year lease from 01/01/2009
Service Charge = £2,415 pa
Ground rent - £415 pa
Building is managed by First Port.
Freehold owned by Jay Allied Assets Ltd
Pets are allowed via a separate agreement with the management company
The lease permits letting via a separate agreement with the management company
The lease does not permit Holiday lets/Air BNB.
This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.

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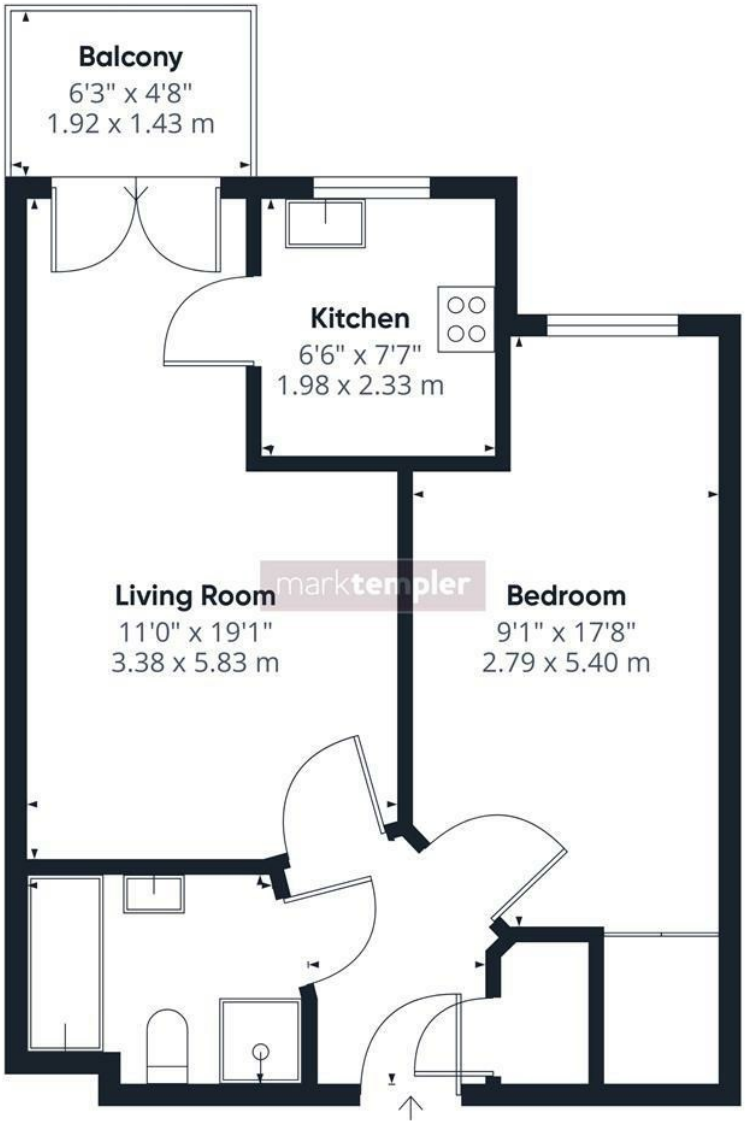

The Property Ombudsman

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