

North Street Nailsea BS48 4BS

£165,000

marktempler

RESIDENTIAL SALES





Property Type
Flat



How Big
419.79 sq ft



Bedrooms
1



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Allocated Space



Outside
Communal Gardens



EPC Rating
C



Council Tax Band
A



Construction
Standard



Tenure
Leasehold

Situated in the sought-after west end of Nailsea, this purpose-built top-floor apartment is offered for sale with no onward chain, making it an appealing choice for first-time buyers, downsizers or investors. Well maintained throughout and enjoying pleasant open views, the property offers comfortable and easy-to-manage accommodation within an established residential setting. A communal entrance with telephone entry system leads to the upper floor.

The apartment opens into a welcoming hallway with useful storage and access to all rooms. The light and airy lounge/diner provides a comfortable space for both relaxing and entertaining, with an opening through to the adjoining kitchen. The kitchen is fitted with a range of wall and base units, integrated cooking facilities and space for additional appliances, while a skylight helps bring natural light into the room.

The generous double bedroom benefits from space for bedroom furniture and access to the loft, which is exclusively owned by the apartment. A particular feature is the lovely open outlook across Tickenham towards the surrounding woodlands, with views extending towards Cadbury Camp Lane and, on a clear day, towards Clevedon. The bathroom is well presented and fitted with a three-piece suite including a bath with mains shower, wash hand basin with storage and WC.

Externally, the property benefits from an allocated parking space, together with two visitor spaces. There are communal gardens to both the front and rear, with areas of level lawn providing pleasant outdoor space without the maintenance associated with a private garden. The rear garden is southerly facing and also provides access to communal bike storage and a bin area.

The west end of Nailsea is a popular location, offering a good balance of residential tranquillity and everyday convenience. Local shops, amenities and countryside walks are all within easy reach.



“A well-presented top-floor apartment offering lovely views, allocated parking and convenient Nailsea living.”



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, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.

Mobile coverage is good outdoor. 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

999 year lease from 29.09.2005

Service Charge = £1,152 pa

The lease permits pets as long as they do not cause a nuisance.

The lease permits letting

Holiday lets/Air BNB – We are unable to confirm whether the lease allows for holiday lets or Air BNB. Please advise us if you are interested in the property for this purpose and we will do our best to advise prior to arranging a viewing.

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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