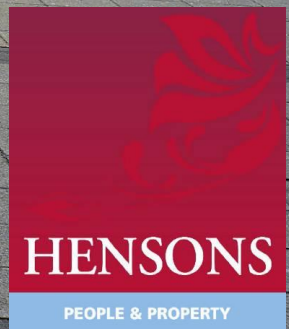




40 Somerset Square, Nailsea, North Somerset



40 Somerset Square, Nailsea, North Somerset BS48 1RQ

£169,000 – With recently renewed Long Leasehold until 2163

Situated in the heart of Nailsea's modern town centre, this spacious purpose-built second floor flat presents a rare and exciting opportunity for first-time buyers, those seeking a manageable and well-located home, or investors looking for a reliable rental property with a strong yield. With demand for similar properties remaining high, this flat offers an excellent prospect for those interested in a secure investment, with an achievable rental income of approximately £1,000 - £1,100 per calendar month.

Enjoying a desirable south-facing position, the flat is bathed in natural light throughout the day, creating a warm and inviting atmosphere but with the advantage of a digital climate control system that cools efficiently in summer and warms in winter.

The living space is particularly appealing, featuring a spacious sitting room that seamlessly extends onto a private balcony, offering charming south-facing views. The thoughtfully arranged and generously proportioned accommodation has been enhanced by a series of since new improvements, including an updated kitchen.

The property is accessed via a communal staircase that is janitor maintained by the shopping centre management company and there is a full range amenities just a stone's throw away. The staircase arrives at a shared patio area at the rear of the building with views to Tickenham Hill. This patio exclusively serves just two neighbouring apartments, ensuring a sense of privacy and tranquillity which is real surprise. There is also a cupboard off the patio for each flat designed to accommodate the refuse bag/s which are removed for you.





The living space flows well and as soon as you enter the property, a welcoming hallway leads to the living room, where full-height almost full width double-glazed doors and matching windows open onto the balcony and draw the eye across Somerset Square and beyond, further enhancing the sense of space and light. The modern kitchen is well-equipped with a range of fitted units, a built-in oven and hob. There is a separate utility room providing additional storage and space for a washing machine, tumble dryer etc.

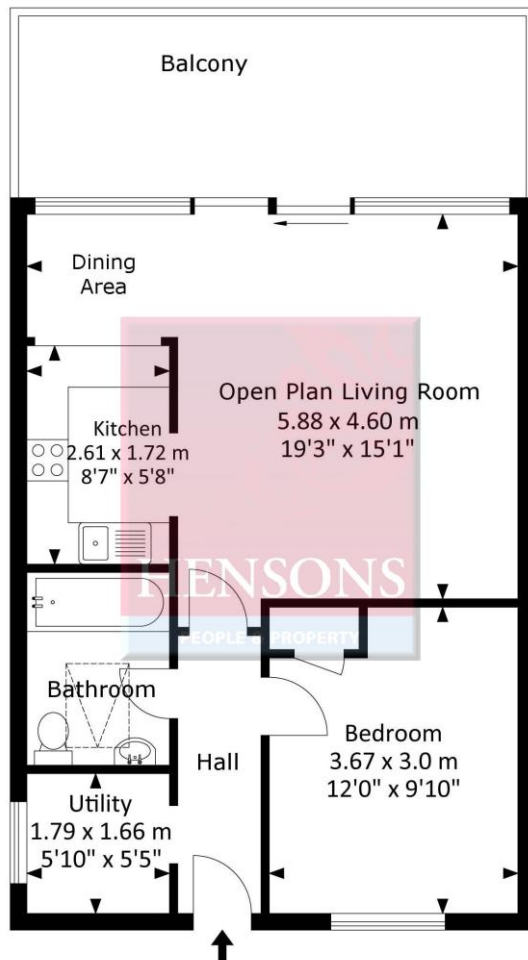
The generously sized double bedroom offers ample space, while the bathroom is fitted a shower over the bath and ceramic tiling.

With its superb convenient location, spacious interiors, and excellent investment potential, this delightful flat is a fantastic opportunity not to be missed particularly as the balcony flats are so infrequently available and there are so few in the development.

Additional features include Economy 7 Electric Night Storage heating throughout, ensuring warmth and comfort, and the flat benefits from uPVC double glazing for added energy efficiency. We understand residents of Somerset Square benefit from an agreement with the shopping centre whereby they receive free parking for one registered vehicle.

Service Charges & Tenure: We are advised that the service charge for the current year equates to £108.66 per month totalling £1,304 per year (paid twice yearly) this payment covers buildings insurance, day-to-day maintenance, cleaning, and lighting of communal areas and refuse collection. Tenure: The property is sold with the benefit of a good long Leasehold with the remainder of a new 140-year lease that was granted in 2023.

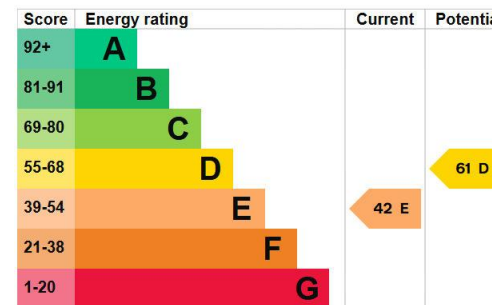
Services & Outgoings: Mains water, low tariff and standard tariff electricity and mains drainage are connected. Double glazing. High-speed broadband services including Superfast cable broadband are available, Cable TV, and telephone services are available subject to subscription. Digital climate control – air conditioning and heating. Council Tax Band A.



Energy rating and score

This property's energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Energy Performance: The apartment was assessed as Band D. Added insulation will upgrade the assessed efficiency significantly. Email Hensons for a free copy of the EPC report (by email) with recommendations.

Viewing: Contact us today by email at info@hbe.co.uk or on 01275 810030 to view.

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Ariel photographs are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information with regard to planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons