



Flat 3 Parsons Farewell,
Christ Church Close,
Nailsea, North Somerset, BS48 1RT



**Flat 3 Parsons Farewell,
Christ Church Close, Nailsea,
North Somerset BS48 1RT
£199,950**

A well-presented first-floor flat, ideally located just a short stroll from Nailsea Town Centre and its excellent range of amenities.

This attractive apartment offers two generously sized bedrooms and would make a superb home for first-time buyers, downsizers, or investors alike.

The modern fitted kitchen – complete with oven, hob, washing machine and fridge – is open plan to the main living area, creating a bright and sociable space, well-suited to contemporary living.

The bathroom is of a good size and features a smart white suite with an over-bath shower.

Further benefits include uPVC double glazing throughout and gas central heating, providing both comfort and efficiency.

Outside, the property enjoys the added advantage of an allocated parking space. That said, with everything so conveniently close at hand, you may find little need for a car.

If you're seeking a well-proportioned, neatly maintained modern apartment in a prime central location, this could be just the one.

Early viewing is recommended – contact Hensons today to arrange your appointment.





Services & Outgoings:

Mains water, gas, electricity and drainage are connected. Double glazing. Telephone and broadband are available including superfast broadband and cable broadband services in the road with download speeds of 1Gb or higher. Heating is provided by a gas combi boiler with radiators that can be controlled individually.

Construction:

We understand that the building is of traditional construction.

Council Tax:

Council Tax Band B

Energy Performance:

The flat has been assessed at C-69 for energy performance.

Tenure:

The property is offered on a leasehold basis with a term of 979 years remaining (999 from 1st Jan 2005)

Service Charges:

The current service charge is £70 PCM, and the ground rent is zero.

About Nailsea:

Still known affectionately by many as 'the village,' Nailsea is the smallest of the four North Somerset towns but the most conveniently placed for Bristol at just 8 miles from the city.

A good range of amenities are available including large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, a pedestrianised shopping centre with some nationally known and smaller independent retailers and professional offices.



About Nailsea:

Still known affectionately by many as 'the village,' Nailsea is the smallest of the four North Somerset towns but the most conveniently placed for Bristol at just 8 miles from the city.

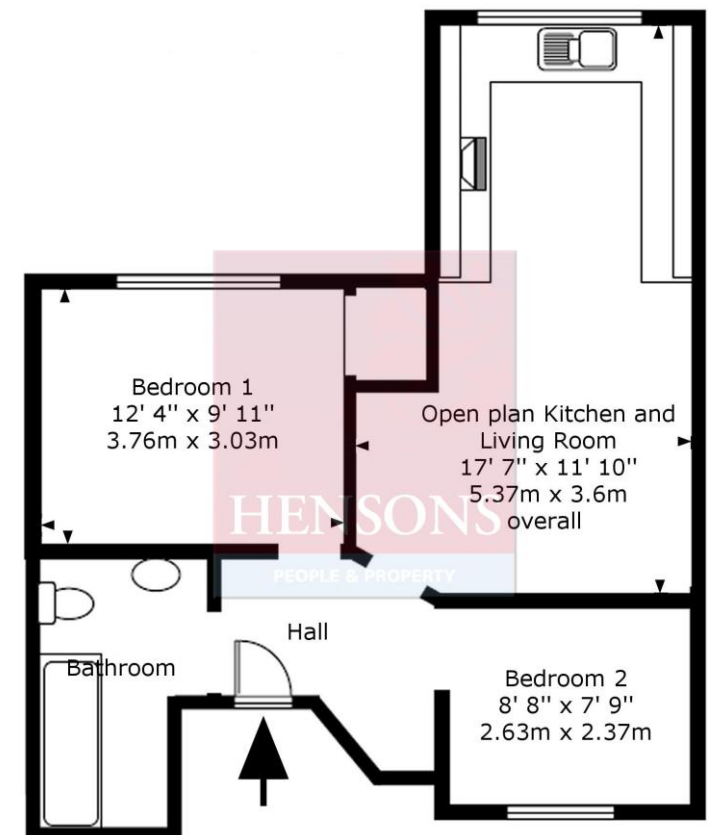
A good range of amenities are available including large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, a pedestrianised shopping centre with some nationally known and smaller independent retailers and professional offices.

There are additional local shops within walking distance of the property, while a monthly farmers market is an attraction and there is a good selection of cafes, pubs and restaurants.

There is high employment and the schools are good with Hannah Moor and The Grove schools close by. Nailsea and Backwell secondary schools are both within easy reach and independent schools in the area include The Downs and Fairfield PNEU.

Though well placed for the commuter, Nailsea is surrounded by pretty North Somerset countryside but with easy access to other major centres in the area and access to the Sustrans national cycle network with a good route to Bristol and other destinations. Junctions 19 and 20 of the M5 are less than 6 miles giving easy access to the country's motorway network and a main line rail connection is available at Nailsea and Backwell Station which is within walking distance with direct trains to Bristol, Filton-Abbeywood, Bath and London- Paddington.

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. 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 seller's 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



HENSONS

Ivy Court,
61 High Street, Nailsea, Bristol, BS48 1AW
Telephone: 01275 810030
Email: info@hbe.co.uk
www.hbe.co.uk