



Olive

ESTATE AGENTS



Flat 50 Station Road, Cheddar, BS27 3DT £135,000

*** WELL PRESENTED FIRST FLOOR APARTMENT *** BOTH DOUBLE BEDROOMS!! *** VERY PLEASANT
OUTLOOK OVER GARDENS *** MODERN AND BRIGHT KITCHEN INCLUDING AN INTEGRATED
DISHWASHER *** GOOD SIZE LIVING ROOM *** SECURE TELEPHONE ENTRY SYSTEM *** COMMUNAL
HALLWAYS, LIVING ROOMS, KITCHEN, LAUNDRY ROOMS AND WELL MAINTAINED SURROUNDING
GARDENS TO SIT AND RELAX IN *** DESIGNATED PARKING AND VISITORS PARKING *** OVER 45'S ***
COUNCIL TAX BAND B *** EPC D *** NO ONWARD CHAIN *** Service Charge £3418.46 per/year ***
LEASE 65 YEARS ***

Entrance Hall

Access via a wooden door straight into the hallway. Ceiling light, doors to the bedrooms, living room, and the shower room.



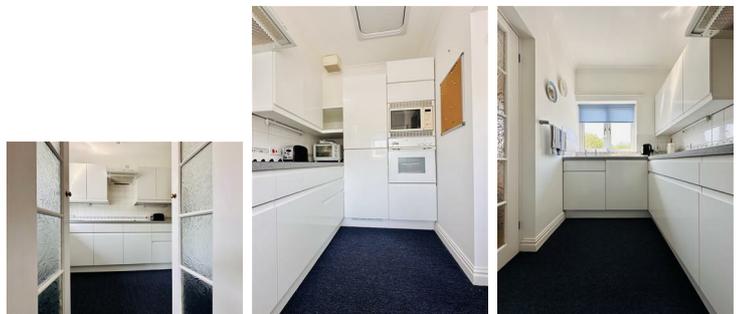
Lounge/Diner

A rear aspect room looking directly onto the gardens, UPVC double glazed window, ceiling light, wall mounted electric heater, door to a large cupboard, a feature electric fire with a marble effect and wooden outer surround, glazed door to the kitchen.



Kitchen

A rear aspect room with a UPVC double glazed window, ceiling strip light, fitted base and eye level units with square edge worktop over, stainless steel sink, oven with built in microwave above, integrated dishwasher and tall fridge freezer.



Bedroom One

A front aspect room with a UPVC double glazed window overlooking the gardens, wall light, wall mounted electric heater, built in wardrobes and over head cupboards.



Bedroom Two

A side aspect room with a UPVC double glazed window, ceiling light, wall mounted electric heater.



Communal Lounge



Shower Room

A fully tiled room with vinyl flooring, ceiling light, extractor fan, wall heated towel rail, wash hand basin, low level wc, step in double shower enclosure housing a mains shower system.



Lift



Laundry Room

Communal Entrance

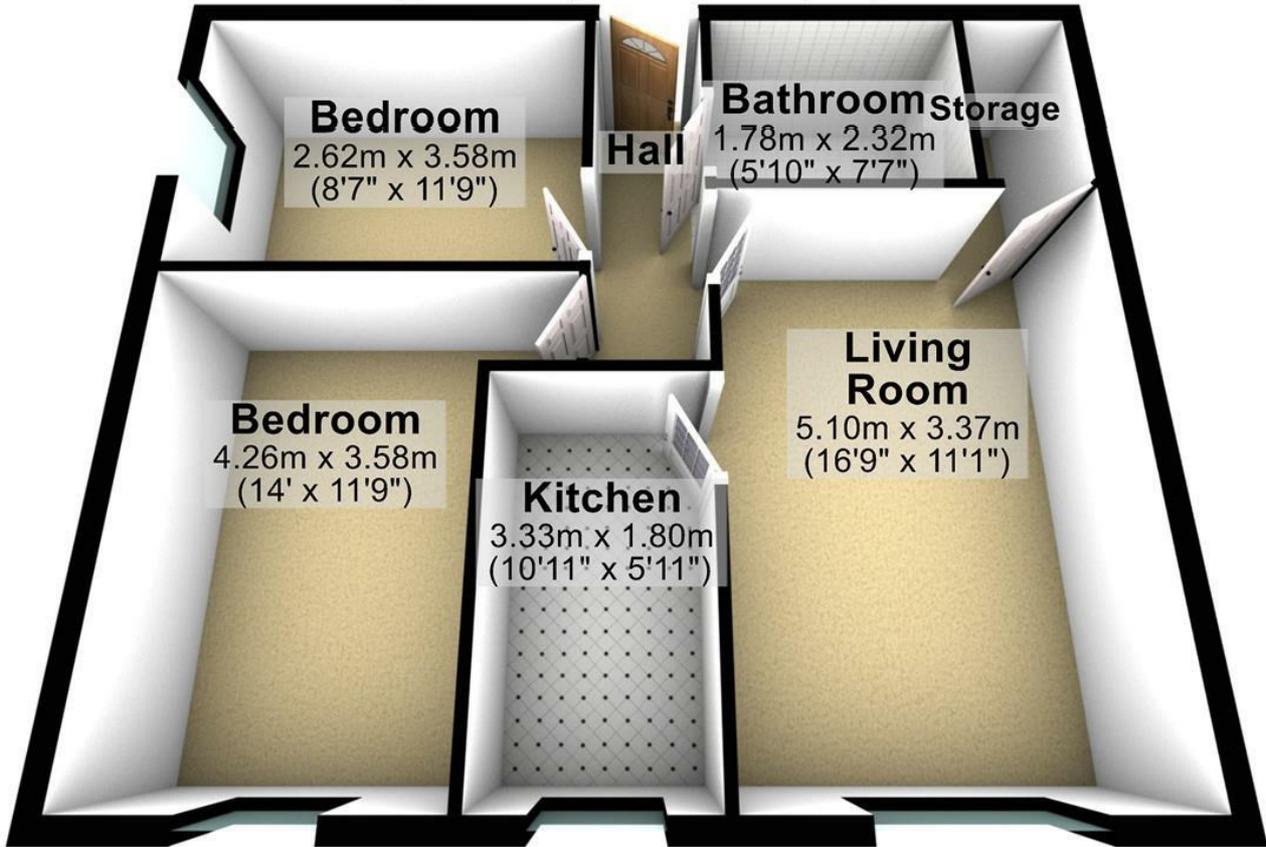


Communal Gardens



Ground Floor

Approx. 56.9 sq. metres (612.5 sq. feet)



Total area: approx. 56.9 sq. metres (612.5 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(52-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		