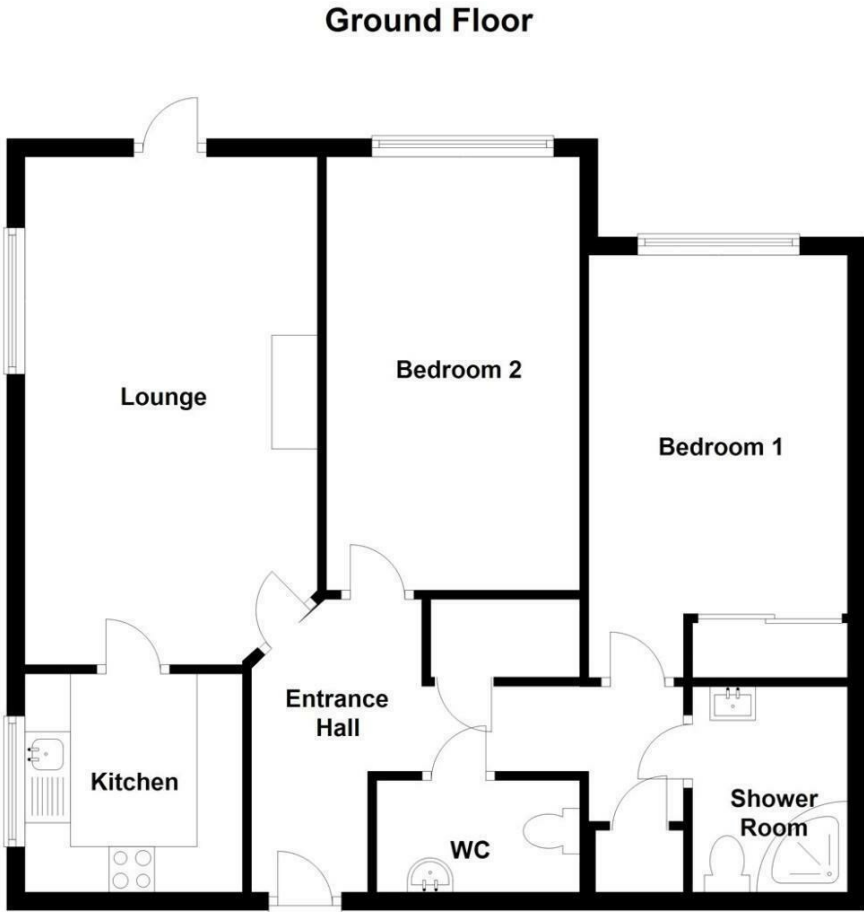




Tenure: Leasehold
Floor area: 775.01 sq ft
Tax Band: D
Local Authority: North Somerset

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Apartment 11, Sapphire Lodge Christ Church Close, Nailsea, BS48 1RT

£385,000

NO ONWARD CHAIN. A 2 Bedroom, first floor apartment right in the heart of Nailsea town centre. Sapphire Lodge is a unique development built in 2016 to a high specification for the retirement market aged 60 and over. Certainly the place to live if you are looking for a lifestyle in your well deserved retirement. Sapphire Lodge should cater for most needs to give you independent living within beautiful managed surroundings such as the owners lounge and a coffee bar. Number 11 sapphire Lodge briefly comprises; Entrance Hall, Cloakroom, Large Living Room, fitted Kitchen with appliances, two Bedrooms with built in storage and Shower Room. the complex also offers offers you beautiful managed surroundings, Guest Suite available at a small charge, landscaped gardens and lovely communal hallways and a lift to all floors. EPC rating - C.

Communal Entrance

Main Front Door Access

Level access from the front path with well-lit security lighting, intercom camera access and electrically operated main door opens onto an entrance vestibule which in turn has electrically operated door opening onto the Owners Lounge.

Apartment 11 - First Floor

Entered via composite door. Large built in storage cupboard.

Cloakroom

7'6" x 3'3" (2.29m" x 0.99m")
Fitted with concealed cistern low level W.C. and wash basin.
Heated towel rail.

Living Room

18'4" x 10'7" (5.59m" x 3.23m")



An incredibly spacious room with two large UPVC double glazed window to front and side. Feature fireplace with electric fire inset. Radiator and door to Kitchen.



Kitchen

7'10" x 7'10" (2.39m" x 2.39m")



Fitted with a contemporary range of wall and base units with square edge work surfaces over. Inset stainless steel sink and drainer with tiled splash backs and mixer tap. Electric oven, hob and extractor over. Integral fridge, freezer and washing machine. UPVC double glazed window to side. Vinyl floor and extractor.

Bedroom 1

15'3" x 9'4" (4.65m" x 2.84m")



Built in wardrobe. UPVC double glazed window to side. Radiator.



Bedroom 2

15'8" x 9'8" (4.78m" x 2.95m")



Built in wardrobe. UPVC double glazed window to side. Radiator.



Shower Room

6'11" x 5'7" (2.11m" x 1.70m")



Fitted with a white suite comprising shower quadrant with thermostatic shower, vanity unit with inset basin and concealed cistern low level W.C. Heated towel rail and extractor.

Owners Lounge & Coffee Bar



The owners lounge is very welcoming with superb decor and modern furniture with a feature fireplace and television. A perfect place to socialise with other residents and friends. The coffee bar is fitted with a coffee machine which makes the perfect beverage so you can take a seat at one of the many tables or sofas to socialise and enjoy the view over the landscaped gardens. Events are arranged on a frequent basis but not compulsory to join in. There is also a Guest Suite which can be hired for a small charge.

Communal Gardens

The landscaped gardens are beautifully presented and surround the main building and offer relaxing walks through the gardens or you can sit and enjoy the sun at one of the many sun or patio areas, there is also a pergola with timber decking. Around the vast grounds are a variety of colourful flowers and shrubs, trees, pathways and long lawns.

Mobility Scooter Storage

There is a timber built structure used for storage of electric mobility scooters and electric points.

Parking

Parking spaces are available on a first come first serve basis.

Tenure

Balance of 125 years from 2016

Management Fee & Ground Rent

Management Fee: £5,311.00 per annum
Ground Rent : £888.96 per annum fixed until 01.05.2030
Management Fees include: Careline system, buildings insurance, water and sewerage rates, Air Source Heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.