



SARAH CLARK
PROPERTY CONSULTANTS

11 SOMERFORD COURT |
NORTHOVER CLOSE, BRISTOL, BS9 3NA

This lovely two bedroom top floor apartment would make the perfect first home or a great investment property. It is well presented with a modern kitchen and bathroom and is completed by a sunny private balcony.

The apartment with private garage, is set in a small well-kept development on Northover Close.

The accommodation is well set out with a large entrance hallway leading to the spacious lounge, with wooden flooring giving a modern and warm feeling to the rooms. To the front of the lounge are large sliding doors allowing access to a private balcony just right for enjoying a morning cuppa or evening sundowners.

The modern kitchen has an electric hob and oven, a range of wall and base units offering plentiful storage, and space for a fridge and washing machine.

The master bedroom has windows to the rear aspect and built-in wardrobes and cupboard housing the immersion heater. The second double bedroom has a window to the side aspect and built-in cupboard.

The modern bathroom has a bath with shower over, basin and towel rail and there is a separate wc with basin.

Outside, the property benefits from a private garage with lighting, access to communal gardens, a communal tap and additional off-street parking.

The apartment is set in a great location with Henbury Golf Course and Blaise Castle Estate a short walk away. The shops, restaurants and amenities of Westbury-on-Trym village are nearby, as are good commuting routes to the city, Cribbs Causeway and M4/M5.

Leasehold
Remainder of 999 years
Council Tax Band = B
EPC = E
Service Charge = £125 per month



Features

- No Chain
- Top Floor Apartment
- Modern Kitchen and Bathroom
- Private Balcony
- Two Double Bedrooms
- Private Garage
- Communal Gardens



Lounge

11'10" x 16'3" (3.61 x 4.97)

This bright and spacious lounge has a warm and modern feeling to it with neutral decoration, wooden flooring and sliding doors opening to a private balcony.

Kitchen

9'8" x 7'0" (2.97 x 2.15)

This modern kitchen has a range of wall and base units providing ample storage, oven and electric hob, space for washing machine and fridge. This is a bright room with windows to rear of the building giving views over the communal gardens and beyond.

Master Bedroom

13'6" x 9'10" (4.13 x 3.02)

The master bedroom has neutral decoration and carpet, window to rear aspect, built-in wardrobe and cupboard housing immersion heater.

Bedroom Two

9'8" x 7'6" (2.97 x 2.31)

The second bedroom has neutral decoration and carpet, window to side aspect and built-in cupboard.

Bathroom

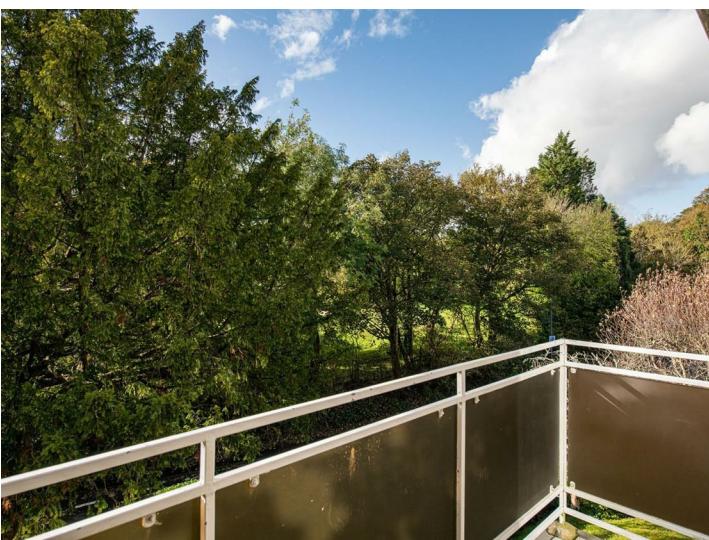
Modern bathroom with bath with shower over, basin and towel rail.

Separate WC

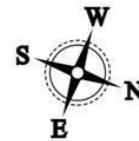
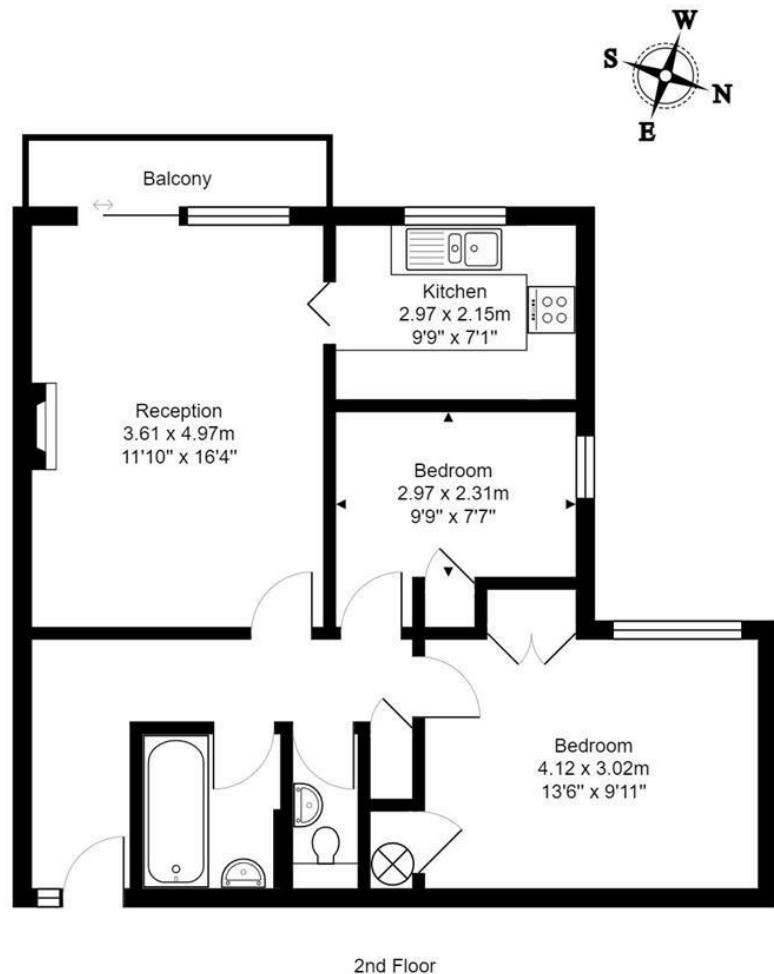
Separate wc with basin.

Outside

The apartment benefits from use of the communal grounds, private garage and off-street parking.



TENURE
LEASEHOLD



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			
EU Directive 2002/91/EC		75	50

England & Wales

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		England & Wales	England & Wales

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Total Area: 62.3 m² ... 670 ft² (excluding balcony)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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