

Avon Close, Weston-Super-Mare, Somerset. BS23 4QP

£140,000 Leasehold

FOR SALE



www.housefox.co.uk



01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSEFOX PRESENTS to the market this deceptively spacious 2 double bedroom top floor apartment conveniently located in the southern outskirts of Weston-super-Mare, close to Weston General Hospital, Seafront. Perfect for commuters with the A38 leading to Junction 22 close by and regular bus routes into Weston Town Centre that is just 2 miles away.

The well presented accommodation comprising; hallway, larger dual aspect lounge/diner, kitchen/breakfast room, large bathroom and two double bedrooms is well presented and benefits from upgraded double glazing and heating system. Outside the bonus features include your own private balcony enjoying a southerly aspect and allocated area of communal garden, perfect for drying washing, or just somewhere for the gardeners to spend their time!

FEATURES

- Top Floor Flat
- Well Presented
- Private Southerly facing Balcony
- 2 Double Bedrooms
- Large Dual Aspect Lounge/Diner
- Kitchen/Breakfast Room
- Allocated Area of Communal Garden
- Large Bathroom
- Convenient Location close Seafront & Local Shops
- Perfect Buy to Let Investment or First Time Buy



ROOM DESCRIPTIONS

Door to building opens into:

COMMUNAL HALLWAY

Accessed via intercom, Stairs to all floors, door to property opens into.

HALLWAY

Door to:

LOUNGE/DINER

5.10m x 3.86m (16' 9" x 12' 8")

A bright airy welcoming room with dual aspect double glazed windows to front and rear.

KITCHEN/BREAKFAST ROOM

12.6m x 6.2m (41' 4" x 20' 4") A good sized kitchen well stocked with floor and wall unit storage, plumbing and space for appliances, large pantry cupboard, double glazed window to rear.

BEDROOM 1

3.6m x 3.1m (11' 10" x 10' 2") Large Double bedroom, double glazed window to front.

BEDROOM 2

4m x 3m (13' 1" x 9' 10") Large double bedroom, double glazed window to rear.

BATHROOM

Larger than most similar sized properties, fitted with a white suite comprising;

BALCONY

A super addition enjoying a sunny aspect, perfect just getting that moment to relax. A fantastic addition to an already super property.

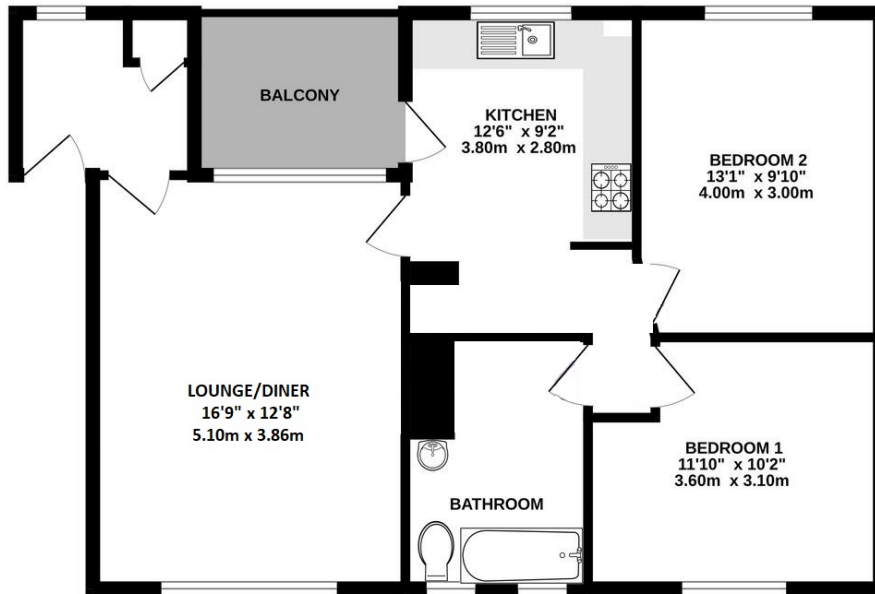
OUTSIDE

To the rear of the building are an arrangement of open aspect gardens enjoying a sunny aspect, laid to lawn with paths separating them. They are exclusively accessed by the residents of the building and the property has an allocated garden area ideal for hanging washing and can be used or not as you see fit. A welcome bonus considering there is already a private balcony.



FLOORPLAN & EPC

GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA: 696 sq.ft. (64.6 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	