

Offers In Excess Of  
£149,950  
Leasehold





Trego House, Park Way, Worle, Weston-Super-Mare, Somerset BS22 6DX



### Features

- Second Floor Flat
- One allocated parking space
- Open Plan Living and Kitchen
- Built in appliances
- One bedroom
- Modern bathroom
- Perfect for first time buyers or investors
- Electric heating and Double Glazing

## Summary of Property

This stunning 1-bedroom flat seamlessly combines modern style and comfort, making it an ideal choice for first-time buyers or investors seeking a prime property.

The flat has been thoughtfully designed offering comfortable and convenient living. Comprising of a well-proportioned open plan reception room with a practical kitchen offering ample work surfaces and storage and the advantage of built in appliances, a spacious double bedroom, and modern bathroom. The flat also has one allocated parking space. Set in a desirable and highly convenient location, this property benefits from excellent access to local amenities and transport connections.

Secure your viewing today and begin the journey to owning this fantastic property.

Leasehold - 125 years from 2017      Lease Remaining - 117 years

Ground Rent - £224 per annum      Service Charge - £731.53 paid 6 monthly

Council Tax Band: A    £1,560.36    2025/26      EPC 70 C

\*These are pre tenancy photos\*

# Room Descriptions

## Accommodation:

### Living and Kitchen Area: 5.04m x 4.00m (16' 6" x 13' 1")

Double glazed window, electric heating, range of wall, base and drawer units. Built in appliances include a 'Bosch' fridge freezer, 'Bosch' ceramic hob with extractor fan over, 'Bosch' slimline dishwasher and 'Bosch' washing machine.

### Bedroom: 3.36m x 3.02m (11' 0" x 9' 11")

Double glazed window and electric heating.

### Shower Room: 1.90m x 1.89m (6' 3" x 6' 2")

White suite comprising of low level w/c, vanity hand wash basin with medicine cabinet above, stone and glass effect splashback, corner shower unit with sliding doors, heated towel rail.

## Outside:

One allocated parking space.

## Services:

Mains electricity, water and drainage connected.

## Agents Notes:

Tenure - Leasehold

Vacant possession on completion.



Material Information
Council Tax Band & Charge for Current Year
Band: A £1,560.36 2025/26
EPC Rating & Date Carried Out
C70 (18/03/2017)
Building Safety Issues
None Reported
Mobile Signal
<b>Ofcom Mobile Coverage Checker</b> Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone). <a href="https://www.ofcom.gov.uk/consult/condocs/mobile/mobile_coverage_checker/mobile_coverage_checker_consultation_response.pdf">Ofcom Mobile Coverage Checker</a> provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).
<b>nPerf Mobile Coverage Map</b> Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. <a href="https://www.nperf.com/en/map/GB/-/-signal?l=20&amp;lg=0&amp;zoom=3">https://www.nperf.com/en/map/GB/-/-signal?l=20&amp;lg=0&amp;zoom=3</a>
<b>Mast Data Mobile Mast Summary</b> Shows mast locations and coverage details for each mobile provider across the UK <a href="https://mastdata.com/coverage">https://mastdata.com/coverage</a>
Construction Type
Standard Construction
Existing Planning Permission
No Applications Currently Registered
Coalfield or Mining
N/A
<b>Disclaimer:</b> The information provided above has been obtained directly from the sellers or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise interested parties to carry out their own due diligence

# Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2017