

Flat 16 Bruton, Monkton Avenue, Weston-Super-Mare,
Somerset. BS24 9DE

£115,000 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... a recently renovated throughout 3rd floor corner flat with 2 good sized bedrooms with built in cupboard storage to both, generous living room with great views.

The property has access via a lift or by stairs at the rear of the building and all areas are shared.

The flat has been re-decorated throughout including new flooring plus the installation of new kitchen. The accommodation in brief comprises: 2 bedrooms, a large living room, kitchen and a bathroom. There is a cupboard in the hallway which has plumbing for a washing machine.

Heating is electric/night storage throughout with an electric shower in the bathroom over the bath.

Parking is on a non-allocated basis with spaces and on-street parking available - note: there is no garage for this property.

The property could make a great investment or first time purchase. We have been informed by the owner that the lease is ~88 years (the remainder of 125 years from 1988) and the maintenance fee is £1360 pa with ground rent of £10 per year. It may be possible to extend the lease and potential buyers should check first with their financial advisor if a mortgage is possible or for independent advice HouseFox can recommend an excellent advisor..

FEATURES

- Third Floor Corner Flat
- Recently Decorated & Upgraded Throughout
- Two bedrooms
- Good room sizes
- Electric Heating
- Great Views
- No Onward Chain
- Great for first time purchase or investors
- Council Tax - A
- EPC - TBC



ROOM DESCRIPTIONS

Living Room

15' 00" x 10' 10" (4.57m x 3.31m)

Electric heating; Upvc double glazed window to front views. New flooring.

Kitchen

10' 11" x 7' 11" (3.33m x 2.41m)

Upvc double glazed window to side; newly fitted range of wall and base units with stainless steel sink; integrated new electric oven & hob, spaces for washing machine & fridge freezer

Bedroom 1

13' 3" x 7' 6" (4.06m x 2.29m)

Electric heating; Upvc double glazed window to front views; built in cupboard storage. New flooring.

Bedroom 2

11' 9" x 7' 4" (3.59m x 2.86m)

Electric heating; Upvc double glazed window to front views; built in cupboard storage. New flooring.

Bathroom

7' 10" x 5' 11" (2.39m x 1.80m)

White suite of WC, wash basin and bath with shower over.

Please Note

All heating is electric

Parking is on non allocated basis, with no garage

We have been informed by the owner that the lease is 88 years (the remainder of 125 years from 1988) and the maintenance fee is £1360 pa (£162 pcm) with ground rent of £10 per year.

PLEASE NOTE - 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.



FLOORPLAN & EPC

