

Flat 12, 41 Cranwell Road, Locking Parklands, Weston-Super-Mare, Somerset. BS24 7LW

£200,000 Leasehold

REDUCED



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX PRESENTS .. This modern top floor 'Penthouse' flat is located in the heart of the ever popular Locking Parklands and offers fantastic views from its 40' balcony, open plan living/kitchen/dining, 2 double bedrooms, one with an en suite, and 2 allocated parking spaces. The property overlooks the lovely open green areas with far reaching views from all windows and is located at the top of the building accessed by stairs only (no lift access). The entrance hall to the flat has doors to most rooms and a large storage housing the boiler. The living area is open plan comprising the kitchen/living/dining areas, with the kitchen area offering a range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, integral dishwasher, washing machine and fridge freezer and inset stainless steel sink/drain. From the living area there are patio doors out to that large balcony area which measures over 40' on one side ! There are 2 double bedrooms with windows onto the balcony and the master bedroom has an en suite comprising a white suite of WC, basin and a large shower. The family bathroom is also a white suite of WC, basin and a bath with shower over and a glass screen. Outside to the rear there are 2 allocated parking spaces and also a secure shared bike store.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Top Floor 'Penthouse' Apartment
- Two bedrooms, master with en suite
- Large 'wrap-around' balcony
- Great views from all windows
- Two allocated parking spaces to rear
- No Onward Chain
- Bike store area to property rear
- EPC - B
- Council Tax Band - B



ROOM DESCRIPTIONS

Open Plan Living/Kitchen/Dining

20' 0" max x 14' 8" max (6.10m x 4.47m)

L-shaped room - Radiator; Upvc double glazed window to 2 sides a patio door

KITCHEN area (approx 8'2 x 7') offers a range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, integral dishwasher, washing machine and fridge freezer and inset stainless steel sink/drainers.

From the LIVING area (approx 14'8 x 13') there are patio doors out to the large balcony

Bedroom 1

15' 3" max x 11' 5" max (4.65m x 3.48m) L-shaped room - Radiator; Upvc double glazed window to side; door to en suite; built-in double wardrobe

En Suite to Bed 1

6' 8" x 5' 3" (2.03m x 1.60m) Towel radiator; white suite of WC, basin and a large shower.

Bedroom 2

10' 8" x 10' 2" (3.25m x 3.10m) Radiator; Upvc double glazed window to side

Bathroom

7' 0" x 6' 8" (2.13m x 2.03m) Towel Radiator; white suite of WC, basin and a bath with shower over and a glass screen.

Balcony

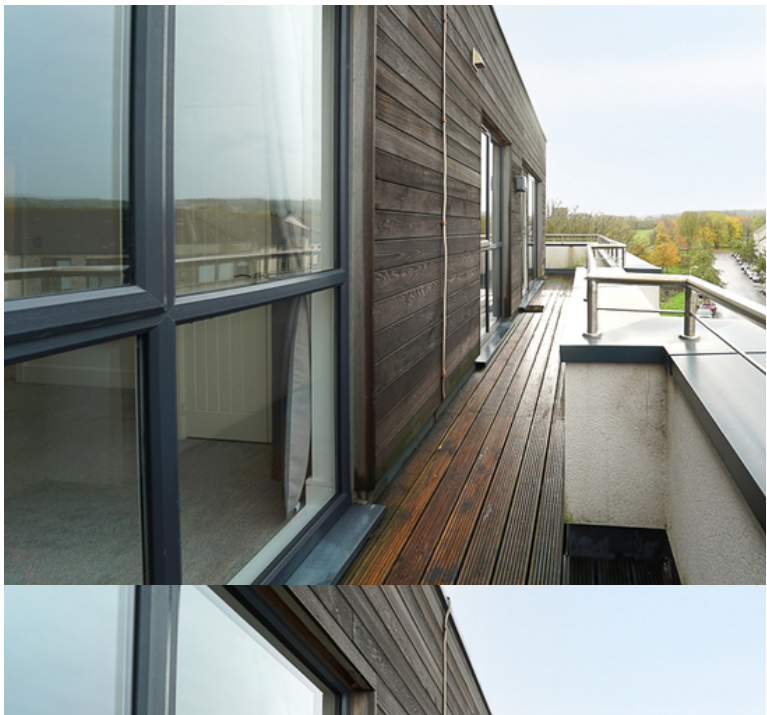
Wrap around balcony to 2 sides with doors from living area; measures 4'6 wide by 43' on one side and 25' on the other side.

Outside

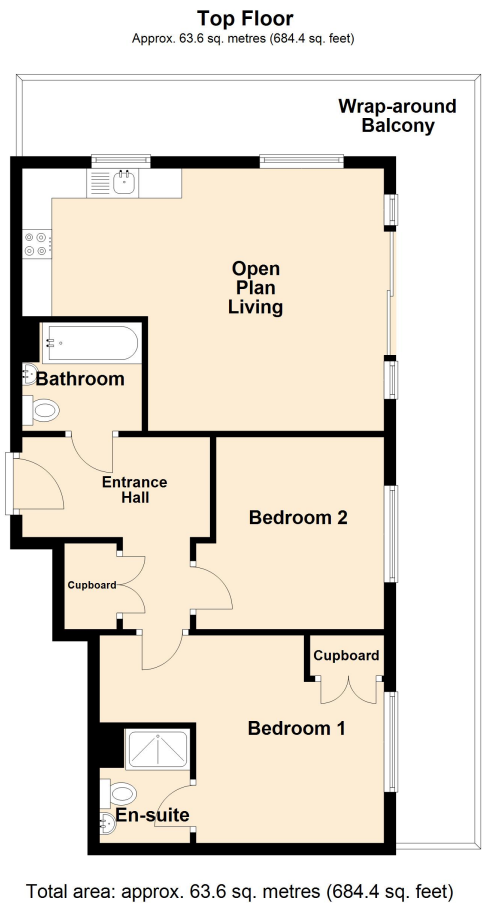
Outside to the rear there are 2 allocated parking spaces and also a secure shared bike store.

PLEASE NOTE - Property is leasehold with 250 years remaining term from 2017; Maintenance fee is £1400 per annum

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 firm's employment has the authority to make or give any representation or warranty in respect of the property



FLOORPLAN & EPC



Total area: approx. 63.6 sq. metres (684.4 sq. feet)

