

25 Russell Avenue, Locking Parklands, Weston-Super-Mare,
Somerset. BS24 7GH

£199,950 Leasehold

REDUCED



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PROPERTY DESCRIPTION

This really well presented modern first floor flat is set in the lovely Locking Parklands development and offers 2 bedrooms, bed 1 with en suite, open plan living with a good sized balcony to the front and allocated parking. The property is set at the end of a cul de sac road with open green views to the front and is approached at the rear where the allocated parking can be found and accessed by security door at the rear with stairs leading to the first floor. The property has an entrance hall with a useful double storage cupboard and door to all rooms. The open plan living area has a good sized living room area with a balcony to the front and to the rear is the kitchen which offers a range of wall and base units with worktops over, gas hob with extractor hood over and electric double oven/grill under, integral washing machine and fridge freezer and an inset stainless steel sink/drain. The 2 bedrooms are also good sizes with bedroom 1 benefitting from an en suite with built-in WC and basin and a large shower. The main bathroom has also a built-in WC and basin and also a bath with shower and glass screen. Outside to the rear is an allocated parking space for the flat, visitors parking, a bin store room and a lockable bike store room.

FEATURES

- Stunning first floor apartment
- Two bedrooms
- Balcony off the lounge to front
- En Suite to Bed 1
- Cul de Sac location
- Allocated Parking for 1 to rear
- Set in the popular Locking Parklands
- Remainder of NHBC guarantee
- EPC - B



ROOM DESCRIPTIONS

Open Plan Living

22' 5" x 10' 5" (6.83m x 3.17m)
Radiator; Upvc double glazed window to rear and patio doors to balcony.

Balcony - approx 10' x 4' ; glass panelling to front with views over green.

KITCHEN - range of wall and base units with worktops over, gas hob with extractor hood over and electric double oven/grill under, integral washing machine and fridge freezer and an inset stainless steel sink/drainage

Bedroom 1

2' 4" x 9' 0" (3.76m x 2.74m)
Radiator; 2 Upvc double glazed windows to front; door to en suite

En Suite to Bed 1

Towel Radiator; white suite of built-in WC and basin and a large shower.

Bedroom 2

13' 9" x 7' 6" (4.19m x 2.29m)
Radiator; 2 Upvc double glazed windows to front

Bathroom

6' 7" x 6' 5" (2.01m x 1.96m) Towel Radiator; Upvc double glazed window to rear; built-in WC and basin and also a bath with shower and glass screen.

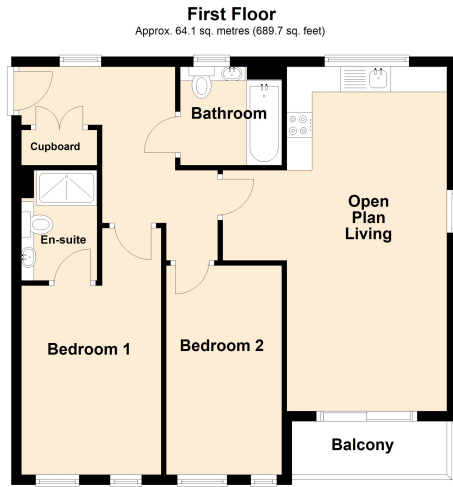
Outside and Extra Information

Outside to the rear is an allocated parking space for the flat, visitors parking, a bin store room and a lockable bike store room.

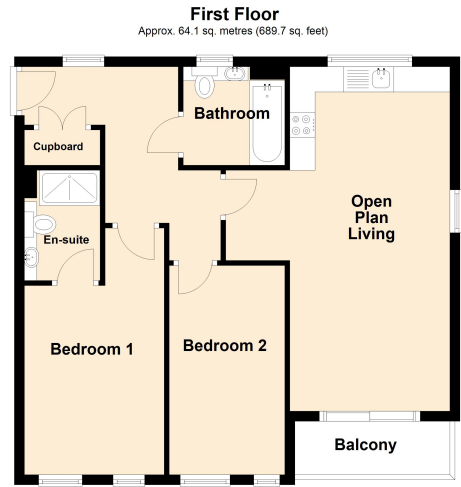
PLEASE NOTE - We have been advised by the owner the Maintenance Fee is paid quarterly at £400 which includes building insurance, upkeep of all outside areas and the building, lighting and general repairs.
Lease is 143 years remaining.
NHBC cover still has 3 years remaining.



FLOORPLAN & EPC



Total area: approx. 64.1 sq. metres (689.7 sq. feet)



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